

From: Dominic Page <DPage@geraldeve.com>
Sent: 21 December 2023 09:28:48 UTC+00:00
To: "Jenna Wilks" <JWilks@geraldeve.com>
Subject: FW: 23/00215/FUL Deacon Trading Estate
Attachments: Deacon Business Park HIA 230801.pdf

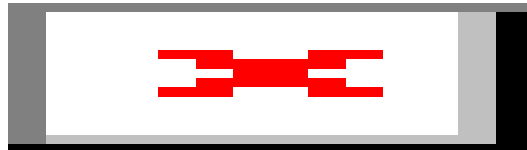
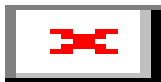
Dominic Page

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From: Dominic Page
Sent: Tuesday, August 1, 2023 11:34 AM
To: Foster, Kevin <Kevin.Foster@knowsley.gov.uk>
Cc: Aleksandra Iachinskaia <Alachinskaia@geraldeve.com>; Sheridan, Jo (Planning & Regeneration) <Jo.Sheridan@knowsley.gov.uk>
Subject: RE: 23/00215/FUL Deacon Trading Estate

Morning Kevin,

Slightly later than expected (apologies), but please find the updated Health Impact Assessment attached. To assist, I've summarised the officer's original comments below (*italics*) and a brief summary of our response in blue:

5.3.4 - this could also include the measures to improve employment opportunities for local young people such as work placements and apprenticeships.

The paragraph has been amended to reflect the officer's comments.

5.6.4 - this may not be known until the site operator is known but it would be useful to think about working hours to try to avoid or minimise people travelling to and from work late at night or early hours of the morning.

A bullet point has been added into the paragraph to refer to safe commuting within the site's Travel Plan.

5.8.3 - there won't be a canteen but will there be adequate indoor breakout space so that people do not have to eat at their desks, will there also be facilities for people to make their own food - eg basic things such as a microwave and toaster? This reduces reliance on shop bought pre-prepared food which can be more expensive and not as healthy.

The plans do show a kitchenette on the first and second floors which will encourage staff to bring home-prepared food to work rather than takeaway/shop-bought food. It's not possible for the applicant to impose specific accommodation requirements on a future occupier, such as installing a canteen. The last paragraph of 5.8.4 has been amended to this effect.

I have one final overall question - many of the responses in here put the responsibility onto the site operators in terms of things like recruitment, training, mentoring opportunities, apprenticeships, substance misuse policies - how will the developer pass these requirements to the site operator when known? Also, can the developer include in here a consideration to engage with the Knowsley Chamber of Commerce and the Working Well programme (don't have to be a member of the Chamber to join Working Well) which helps facilitate some of the above and create healthy and inclusive workplaces.

A paragraph has been added into the summary about promoting the 'working well' initiative to the occupier.

Following my emails with Jo below, I believe everything is now back with the Council for review and sign-off; however, let me know if you think anything is still outstanding but hopefully we can now move things forward to a decision.

Could you confirm when you'll be instructing the Council's solicitor on preparing the Section 106 please? For ease of reference, I have provided the contact details for the applicant's solicitor below:

Paul McLean
Principal Associate | Planning and Infrastructure Consenting | Eversheds Sutherland
T: 0113 200 4914
M: 07776 227 347
E: PaulMcLean@eversheds-sutherland.com

I trust that this is in good order but please let me know if you have any queries.

Kind regards,

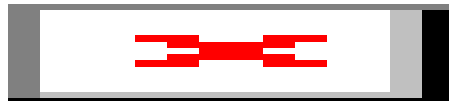
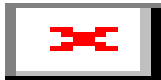
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From: Sheridan, Jo (Planning & Regeneration) <Jo.Sheridan@knowsley.gov.uk>
Sent: Wednesday, July 19, 2023 9:12 PM
To: Dominic Page <DPage@geraldeve.com>
Cc: Aleksandra Iachinskaia <Alachinskaia@geraldeve.com>; Foster, Kevin <Kevin.Foster@knowsley.gov.uk>
Subject: 23/00215/FUL Deacon Trading Estate

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Hi Dominic,

Has the access plan been amended following comment I sent to you today?

Yes, happy to condition lighting.

I will send consults to the Tree Officer, Landscape Officer and MEAS for their comments on the revised plans/documents tomorrow (20/07/2023).

Kind regards.

Jo Sheridan

**Principal Planner
Planning**

Telephone: [0151 443 2376](tel:01514432376)

Mobile: [07833481030](tel:07833481030)

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9GD



From: Dominic Page <DPPage@geraldeve.com>

Sent: Wednesday, July 19, 2023 4:38 PM

To: Sheridan, Jo (Planning & Regeneration) <Jo.Sheridan@knowsley.gov.uk>

Cc: Aleksandra Iachinskaia <Alachinskaia@geraldeve.com>; Foster, Kevin <Kevin.Foster@knowsley.gov.uk>

Subject: External Mail: RE: 23/00215/FUL Deacon Tradign Estate

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Hi Jo,

Many thanks for the email and your call earlier, much appreciated. As mentioned, your call was quite timely as we have just received updated information from the consultant team, which I summarise as follows:

The transport consultant has updated the access drawing and I've attached the amended layout and tracking drawing above – **3892-SP05_Rev_A** and **3892-F01_Rev_B**.

I'm expecting the updated Health Impact Assessment shortly, but this might drop into next week.

Regarding lighting, I note we discussed this on site regarding potentially conditioning lighting design and a further assessment to ensure no impact on the housing opposite. Lighting design isn't currently covered by the client's design package for planning and is expected to form part of the contractor's package post-planning. In addition, the updated ecology results confirm no special lighting or mitigation

is required regarding bats (see below). As such, are you happy for a condition to be agreed on lighting please?

In response to the other environmental points (namely arb, landscape and ecology/BNG matters), please find attached the following:

- Amended **BNG Metric** confirming net gain of 25.65%
- **15353_P10 soft landscape plan** – detailed planting proposals to include more trees to the frontage and to confirm updated BNG calculations
- **15353_R01b Arboriculture Impact Assessment** – amended report to address the arb officer's comments
- **15353_R02a_PEA** – updated Primary Ecological Appraisal to address MEAs' comments

Regarding the updated PEA, the ecologist has added some notes directly in response to the key comments from MEAS (also attached for ease of reference) – MEAS' comments are shown in italics below and the ecologist's comments in red:

6. Section 4.8 of the ecology report states that the proposals have retained all existing trees. However, the arboricultural report (Arboricultural Impact Assessment, Tyler Grange, 14 February 2023, Ref: 15353_R01a_BV_CW) states that 4 individual trees and part of a group of trees are to be removed to facilitate the proposals. The assessment of bat roost potential assesses 7 trees in total. It is not clear from the report whether all the trees scheduled for removal have been assessed for their potential for roosting bats.

I have made this clear that the seven trees included in the report only relate to trees with bat roosting potential, all other trees are negligible. Of those seven trees, only one (T23 on the Arb plan) is due for removal. This can be done via 'soft felling', which requires supervision by an ecologist when felling.

*7. An updated assessment of all trees that are identified for removal, as detailed within the arboricultural report, for their potential to provide habitat for roosting bats, is required **prior to determination***
Covered above.

8. It is acknowledged that the applicant has submitted a lighting assessment. However, further comments on lighting will be provided on receipt of the bat survey data.

No bat roosts detected. No specific mitigation required; standard sensitive lighting scheme should suffice and could be controlled by planning condition.

*12. However, the Metric should be updated to reflect the loss of trees as described in the arboricultural report (see paragraph 6). The amended metric and a more detailed planting/landscape plan, detailing the habitats and species used to inform the metric should be submitted to the Council for approval **prior to determination** to ensure the principles of ecological mitigation remain acceptable.*

BNG Metric has been updated and gained around 1% through the addition of trees in line with the detailed planting plan.

I trust the above is all in good order but please let me know if you want to have a further catch up before you go on leave, but if we don't speak beforehand, I hope you have a great summer and look forward to catching up again on your return.

Kind regards,

Dom

Dominic Page

Partner

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From: Sheridan, Jo (Planning & Regeneration) <Jo.Sheridan@knowsley.gov.uk>

Sent: Wednesday, July 19, 2023 3:34 PM

To: Dominic Page <DPage@geraldeve.com>

Cc: Aleksandra Iachinskaia <Alachinskaia@geraldeve.com>; Foster, Kevin
<Kevin.Foster@knowsley.gov.uk>

Subject: 23/00215/FUL Deacon Tradign Estate

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Dominic,

I am writing to provide the update below:

Highways:

I have attached their comments in full to this email, however, I want to draw your attention to the comments below:

It is appreciated that a new access plan has been produced based on a previous comment raised by Highways about right turning traffic from the northern access to Moorgate Road. The plan consists of an increased northern radius for the access and an extension of hardstanding at the northern tip of the ghost island right turn (Drawing 3892-SP05)

However, following internal discussion, it has been decided that the extension of hardstanding for the ghost island right turn will not be required. Upon review the extension of hard standing for the ghost island, although originally intended to help mitigate right turns, would most likely be ineffective.

Given that movements are intended to be limited from the access anyway (based on comments included with Drawing 0601 Rev P), visibility is extensive in both directions, HGV drivers are trained appropriately and a likely more attractive egress option from Hornhouse Lane is available – the hard standing extension for the northern tip of the ghost island (as highlighted on Drawing 3892-SP05) will not be required. The increase of the northern radius for the access will be required, however.

It is advised that the plan is amended to enable it to become an approved document.

Bats:

You submitted further information regarding bats on 15th June 2023. Merseyside Environmental Advisory Service were consulted and their response is attached in full to this email.

The bat survey report does not include any details of the trees identified for removal. An updated assessment of all trees that are identified for removal, as detailed within the arboricultural report, for their potential to provide habitat for roosting bats, is still required prior to determination.

Trees:

Comments from the Council Arb Officer were sent to you on 15th June 2023. As discussed on site, he is concerned over the Category A tree – T19. It appears that the car parking is being increased, which takes the tree within it and that is the concern. The overall assessment needs reviewing again as it appears that several trees have been omitted from the assessment.

As stated in my email to you on 15th June 2023, other issues you stated you would look into:

- Lighting proposals/assessment
- Tree removal – according the arb. report 4 trees and part of a group of trees are proposed to be removed. The arb. report does not detail how many trees as part of G46 are to be removed – can you confirm?
- Confirmation that there is no change in site levels to the front of the site with Moorgate Road and the grass verge.

I also attached comments received from MEAS in my email to you on 15th June 2023. A summary is below:

- The ecology report is not clear whether the trees identified for removal have been assessed for bat roost potential. An updated assessment of all trees identified for removal is required prior to determination.
- The BNG matrix needs updating to reflect the loss of trees
- A detailed planting and landscaping scheme is required prior to determination to ensure the principles of ecological mitigation are acceptable.
- The Demolition Statement does not contain sufficient information regarding on site waste management.

S106:

I have not yet instructed our legal team to begin the S106, as this is depends on the landscaping, tree and BNG proposals (and highways, but I now have their response).

Contributions to date are: Social Value: £26,668.

Drainage:

I have attached comments from United Utilities in full.

I am still waiting for comments from the Council's drainage engineer which I have chased.

Lighting:

I emailed on 8th June 2023 requesting a lighting plan – please see attached.

Public Health:

Comments from Public Health:

I think this is a really good example of an HIA. I like how they have used data about the local area throughout and tailored responses as to how the development might improve some of the health challenges.

Just a couple of comments:-

5.3.4 - this could also include the measures to improve employment opportunities for local young people such as work placements and apprenticeships

5.6.4 - this may not be known until the site operator is known but it would be useful to think about working hours to try to avoid or minimise people travelling to and from work late at night or early hours of the morning

5.8.3 - there won't be a canteen but will there be adequate indoor breakout space so that people do not have to eat at their desks, will there also be facilities for people to make their own food - eg basic things such as a microwave and toaster? This reduces reliance on shop bought pre-prepared food which can be more expensive and not as healthy.

I have one final overall question - many of the responses in here put the responsibility onto the site operators in terms of things like recruitment, training, mentoring opportunities, apprenticeships, substance misuse policies - how will the developer pass these requirements to the site operator when known? Also, can the develop include in here a consideration to engage with the Knowsley Chamber

of Commerce and the Working Well programme (don't have to be a member of the Chamber to join Working Well) which helps facilitate some of the above and create healthy and inclusive workplaces.

Environmental Health:

Comments are attached to this email. No further information is required.

Kind regards.

Jo Sheridan

Principal Planner

Planning

Telephone: [0151 443 2376](tel:01514432376)

Mobile: [07833481030](tel:07833481030)

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