

Regeneration and Economic Development Department

APPLICATION NO: 21/00959/FUL
Park) Ltd

APPLICANT: Knowsley (Image Business

WARD AFFECTED: Northwood

DEVELOPMENT: ERECTION OF A DETACHED INDUSTRIAL BUILDING (MIXED E(g)(iii), B2 & B8 uses) WITH ANCILLARY OFFICES, CAR PARKING, SERVICE AREA AND SOFT LANDSCAPING

LOCATION OF SITE: Imagination 2, Image Business Park , Acornfield Road, Knowsley Industrial Park, Kirkby, Knowsley, ,

KNOWSLEY LOCAL PLAN ALLOCATION:

Land for Employment development - Land for Employment Development

Primary Industrial Area - Primarily Industrial Area

Waste Local Plan - Waste Local Plan

RELEVANT POLICIES:

KNOWSLEY LOCAL PLAN CORE STRATEGY (JANUARY 2016)

- CS1 - Spatial Strategy for Knowsley
- CS2 - Development Principles
- CS7 - Transport Networks
- CS11 - Principal Regeneration Area - Knowsley Industrial and Business Parks
- CS4 - Economy and Employment
- CS8 - Green Infrastructure
- CS19 - Design Quality and Accessibility in New Development
- CS21 – Greenspace and Trees
- CS24 - Managing Flood Risk
- CS27 - Planning and Paying for New Infrastructure

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

- EC3 - Primarily Industrial Areas
- T8 - Transport Assessments
- T9 - Travel Plans
- DQ4 - Trees and Development
- ENV2 - Noise and Vibration
- ENV5 - Contaminated Land

TECHNICAL CONSULTATIONS:

Highway Authority: No objections, subject to three conditions, to secure the parking layout, the submission of a construction management plan and the submissions of details of cycle parking.

Environmental Health: No objections, subject to two conditions for the submission of a Construction Management Plan and contaminated land report and two conditions restricting hours of construction and fixed plant noise.

Arboricultural Officer: No objections.

Merseyside Environmental Advisory Service: No objections, subject to four conditions. Two conditions are for Reasonable Avoidance Measures for amphibians and reptiles and mammals; a conditions to seek lighting that takes into account adjacent bat habitat and a condition ensuring no works to trees are undertaken during the breeding bird season.

Landscape Architect: No objections, subject to a condition requiring the long term management of the site to ensure that they are replacing any plant failures and ensuring all tree stakes and ties are removed 3-5 years after planting.

LLFA/Drainage: No comments received.

Fusion 21: Advised that a commuted sum of £6,969 be secured for Social Value.

Merseyside Fire and Rescue Authority: No objections.

United Utilities: No objections subject to two condition, the first to comply with the submitted drainage plan and the second to ensure the management and maintenance of the sustainable drainage system.

HSE: Do not advise against development.

NEIGHBOUR NOTIFICATION:

The application was publicised by individual neighbour notification letters, a site notice and a notice in the local press. No representations have been received as a result of the publicity given to the application.

ARTICLE 35:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

Proposal

This application relates to an area of vacant land to the east of Acornfield Road, within Image Business Park, which in turn is within the wider Knowsley Business Park. The site has been cleared of all buildings, however, hardstanding remains. There is a tree belt to the north of the site and a relatively new industrial building to the east of the site. To the south is an internal access road and to the west is Acornfield Road.

This proposal is for the erection of a detached industrial building (mixed E(g)(iii), B2 & B8 uses) with ancillary offices, car parking, service area and soft landscaping.

The proposed building would be single storey and would be 91.4m by 58.4m and would be 11.0m high to the eaves and 12.8m high to the ridge. The internal floor area of the proposed building would be 5,574sq.m. Car parking is proposed to the west of the site who vehicular access from the internal access road. Landscaping is proposed around the perimeter of the site.

Principle of development

The site is located within the well established Knowsley Business Park and is therefore within a Primary Industrial Area. Approximately half of the site is allocated within the Local Plan for 'Employment Development.' The proposal would be in compliance with the Local Plan and saved UDP policies listed above.

Design & Layout

The design would be typical of many similar buildings on the business park. Consideration has been given to the Acornfield Road frontage with windows proposed at ground and first floor levels and the main pedestrian entrance to the building on this elevation.

The building would comprise of contemporary materials using a metal cladding and colours would be a palette of silver and mid -grey. The building would have a shallow pitched roof. Materials and colours have been specified on the elevation drawing (Drawing No. 21065-PL1012 Rev B) and are considered to be good quality.

The design is considered to be acceptable and would be in compliance with Local Plan policies CS2 and CS19.

Residential Amenity

There site is located to the far east of the Business Park and as such there are no residential properties that would be affected by this development.

Highways:

The following documents have been reviewed:

Transport Statement (October 21), Accessibility Assessment Form, Design and Access Statement (Dec 21), Proposed Site Plan (Rev E), Vectos Highway Response (March 2022)

The development is proposed to be accessed via an existing gateway from Acornfield Road. This gateway has been in place for many years and continues to serve active businesses on Image Business Park. The proposal to utilise this gateway for access is therefore acceptable.

Internally within the site two other accesses are proposed. The speed limit internally is 10mph and the visibility splays have been highlighted as 2.4m x 11m.

Pedestrian access will similarly be provided via the existing gateway from Acornfield Road. A 2m / 2.5m wide footway is to be provided from the gated access around the perimeter of the site internally, which is deemed suitable for pedestrian access.

The Highways Advisor has reviewed the site layout. A 16.5m HGV can access the service yard, manoeuvre and access the loading bay doors. It can also be seen that the 16.5m HGVs can egress the site in forward gear. This is acceptable.

The vehicle tracking for the parking spaces is noted and accepted. The parking spaces are to be provided at a 5.0m length and 2.5m width. These geometries are welcomed and accepted.

The proposals include 86 car parking spaces, with these to include 5 disabled spaces. 5 motorcycle spaces are proposed as well as 14 bicycle storage spaces.

The site wishes to have flexible E(g)(iii), B2 and B8 usage. Class E(g)(iii) was previously referred to as B1c. When in consideration of council parking standards (most applicable), the below is derived (5,574sqm):

B1 – 186 spaces

B2 – 124 spaces

B8 - 56 spaces

In this instance, given that Class E(g)(iii) refers specifically to 'Industrial Processes', it is considered more applicable to consider the site in the context of B2 and B8 parking standards. On this basis, the site would need to provide 124 parking spaces. The bicycle and motorcycle space remain to an acceptable level. The current provision proposed accounts for circa 70% of that required.

A response note has been provided following comments made with the original highway's response. The response note in summary states:

- KMBC Parking standards are maximum
- The site is readily accessible by non-car modes
- Permission sought is for B2/B8/Eg(iii) and a middle ground in terms of parking has been offered so as not to grossly overprovide or underprovide spaces
- The applicant is willing to provide a S106 contribution to fund a TRO (double yellow lines) for Acornfield Road to help mitigate risk of on street parking from the development

Although highways will have preferred to see additional parking provided, there are no major concerns regarding the provision which has been offered. Overflow parking would likely choose to park internally within Image Business Park itself as a first choice, rather than the adopted highway of Acornfield Road.

In any case, an agreement to fund a TRO for Acornfield Road is acknowledged and has been agreed as part of S106 contributions for Planning Application 21/00857/FUL (submitted by the same applicant) and it is not considered necessary in this instance to make the development acceptable.

The submitted Travel Plan is acceptable.

The Highways Advisor is satisfied that the proposed development would not harm the free flow of the highway network nor road safety. Three conditions were requested, with the first seeking to secure the parking layout; a second to secure the submission of a construction management plan and a third condition to secure the details of the proposed cycle parking.

In summary the proposal would have no adverse impact on highway safety and would accord with Local plan policy CS7.

Contamination:

There are some outstanding issues regarding ground gas monitoring, therefore MEAS and Environmental Health have advised that the standard land contamination condition be attached to any planning decision should approval be granted. There is no need to include a requirement for a Phase I Investigation as the information submitted is satisfactory.

Subject to the condition the proposal would be in compliance with saved UDP policy DQ4 and Local Plan policy CS21.

Ecology:

An Ecological Impact Assessment was submitted in support of the planning application which was assessed by Merseyside Environmental Advisory Service (MEAS).

The Assessment states that no evidence of Great crested newt use (through eDNA sampling) or presence was found. The Council does not need to consider the proposals against the three tests (Habitats Regulations).

Four conditions relating to ecology have been requested by MEAS. Two conditions are for Reasonable Avoidance Measures for amphibians and reptiles and mammals; a conditions to seek lighting that takes into account adjacent bat habitat and a condition ensuring no works to trees are undertaken during the breeding bird season.

The report also states a Landscape Ecological Management Plan (LEMP) will be prepared detailing the areas to be retained and newly planted trees, areas of species-rich grassland margin and wildflower meadow. The requirement to submit the LEMP shall be conditioned.

Subject to the above conditions the proposal would have no adverse effect on ecology and would be in compliance with Local Plan Policy CS8.

Trees and landscaping:

Twenty four trees are proposed to be removed which are from the woodland belt at the side of the site. The loss of the trees have been mitigated by the replanting of 47 standard trees within the site at sizes of 14-16cm. The species chosen are appropriate to the site. In addition to this a new hedge row is being proposed with a mixture of woodland species. The Tree Officer accepts that the loss of the trees within the woodland will not a significant impact on it and the replacement planting will make up for the loss.

The applicant has worked to provide landscaping to the requirements of the Council's Landscape Officer. Conditions 19 and 20 secure the provision of the replacement planting, protective fencing and also the replacement should any trees die.

With the proposed replacement tree planting, the proposal is considered acceptable and comply with policy CS8 of the Local Plan Core Strategy.

Drainage:

A flood risk assessment and drainage strategy were submitted to support the application. The site is within Flood Zone 1 and consequently is considered low risk form flooding. The Lead Local Flood Authority has made no comments on the proposal. United Utilities have requested two conditions: the first to comply with the submitted drainage plan and the second to ensure the management and maintenance of the sustainable drainage system. However, in the absence of comments from the LLFA, a condition for details to be submitted rather than precise details is the preferred route.

Subject to these conditions the proposal would be in compliance with Local Plan policy CS24.

Social Value:

Given that the floorspace of the proposed development exceeds 1,000 sqm a social value strategy would be required to be submitted in addition to a financial contribution of £6,969 to ensure the implementation and monitoring of the strategy. This is to be secured by way of a S106 legal agreement which the applicant has agreed to.

Low Carbon Development

An Energy Statement (*Watkins Payne Issue 2 December 2021*) has been submitted. This proposes to use a passive/low carbon design to reduce energy requirements beyond a baseline based on Building Regs Part 2LA. This will reduce energy requirements by 6.6% based on passive measures alone. Furthermore, it is proposed to include solar photovoltaics will result in a further reduction in carbon emissions of 13.9%.

A total of ten Electric Vehicle Charge points are illustrated on the 'Proposed Site Layout.'

Overall, it is considered that the proposal is compliant with Knowsley Core Strategy Policy CS22 (Sustainable and Low Carbon Development).

Conditions

The agent has agreed to all conditions, with two conditions (conditions 12 and 15) being amended from “prior to above ground works” to “prior to the first occupation of the building”

Conclusion:

The proposals are acceptable in terms of design, layout, highway safety, drainage, trees and ecology.

The proposals would be in compliance with the Local Plan policies and Saved UDP policies listed above.

RECOMMENDATION:

Planning Permission be granted subject to the signing of a S106 and subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

3. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

4. A. Contaminated Land Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (were relevant):

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and
- service lines and pipes,

- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

E. Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health.

F. Importation of Soil/Material

No topsoil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

5. No construction work shall take place outside the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

Reason: To ensure the satisfactory development of the site and to comply with Policy CS2 in the Knowsley Local Plan Core Strategy January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

6. Fixed plant and equipment associated with the development shall be designed to a level that is at least 5dB(A) below the existing L_{A90} background noise level as measured during the relevant time-period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for Rating and Assessing Industrial and Commercial Sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Reason: To safeguard local residents from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

7. The development shall not be brought into use until the areas indicated on Site Plan Drawing 21065 – PL1002 Rev E (received 4th January 2022) be set aside for parking, servicing, vehicular manoeuvring, and pedestrians have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

8. Prior to commencement of development a Construction Management Plan shall be submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects. This shall include but not be limited to the following:

- a. Layout of the site compound including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles [for each phase as necessary].
- b. A scheme for the control of noise
- c. Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a Banksman.
- d. Construction staff parking arrangements
- e. Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
- f. Methods for dust control and suppression.
- g. A programme of works including phasing, if applicable.
- h. Adequate provision for addressing any abnormal wear and tear to the highway, if applicable.

All site works shall then be carried out in accordance with the approved Plan unless otherwise agreed in writing beforehand with the Local Planning Authority

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

9. The proposed development shall not be brought into use until precise scheme detail of the proposed cycle storage highlighted on Site Plan Drawing 21065 – PL1002 Rev E

(Received 4th January 2022) have been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before any part of the development has been brought into use. The cycle stores must be retained for use. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

10. During the construction phase of the development, Reasonable Avoidance Measures (RAMs) must be implemented to safeguard any amphibian and reptile wildlife that may be present at the site. The RAM's should include the following:

- Toolbox talk to ensure the working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians and reptiles from seeking shelter or protection within them;
- Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians and reptiles present to move away from the affected areas; and
- Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar to prevent amphibians and reptiles from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians and reptiles.

Reason: To ensure that adequate protection measures are in place for hedgehogs which are a priority species to ensure compliance with Policy CS8 in the Knowsley Local Plan Core Strategy adopted 2016.

11. During the construction phase of the development, Reasonable Avoidance Measures (RAMs) must be implemented to safeguard any mammalian wildlife (including badgers and hedgehogs) that may be present at the site. The RAM's should include the following:

- A pre-commencement check for badger;
- All trenches and excavations should have a means of escape (e.g. a ramp);
- Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- Appropriate storage of materials to ensure that mammals do not use them.

Reason: To ensure that adequate protection measures are in place for hedgehogs which are a priority species to ensure compliance with Policy CS8 in the Knowsley Local Plan Core Strategy adopted 2016.

12. Prior to the first occupation of the building, a lighting scheme taking into account the possible habitat of bats to the north of the site shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include drawings of the lighting and lighting columns, a site layout indicating positions of the lighting, isolux and luminosity details and manufactures specifications. The lighting shall be installed in accordance with the approved scheme.

Reason: To ensure the protection of bats and their habitats from excessive light spillage to ensure compliance with Policy CS8 in the Knowsley Local Plan Core Strategy adopted 2016.

13. No tree felling, scrub clearance or hedgerow removal is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all trees, scrub and hedgerows are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval and the works to be carried out in accordance with the approved details.

Reason: To mitigate for the loss of bird nesting habitat and to ensure compliance with Policy CS8 in the Knowsley Local Plan Core Strategy adopted 2016.

14. Prior to commencement of development a Landscape and Ecological Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. This shall include but not be limited to the inclusion of bat and bird nesting boxes. The approved details shall be implemented prior to the occupation of the building.

Reason: To mitigate for the loss of bird nesting habitat and to ensure compliance with Policy CS8 in the Knowsley Local Plan Core Strategy adopted 2016.

15. Prior to the first occupation of the building, full details of the provision of photovoltaics (as contained within the approved Energy Statement document) shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the building.

Reason: To reduce carbon emissions in accordance with Knowsley Local Plan Core Strategy Policies CS2, CS11 and CS22.

16. The development hereby permitted shall not be commenced until a scheme for the provision and implementation of a surface water regulation system to manage the risk of flooding from both overland flow and from the sewer network, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include hydraulic calculations for a 1 in 30 yr storm and a 1 in 100yr storm with 30% climate change. The agreed scheme shall be implemented prior to the first occupation of the development. The surface water drainage scheme should be consistent with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. For the avoidance of doubt, surface water must drain at the restricted rate of 20 l/s. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off and to reduce the risk of flooding. To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

17. Prior to occupation of the development, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local

planning authority ad agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development. To ensure effectiveness of the flood risk measures during the lifetime of the development policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

18. No part of the development hereby permitted shall be commenced until at least five days written notice has been given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in the Arboriculture Method statement received 04/03/2022 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete. No storage of plant or material (including soil), works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined for the duration of the development works.

Reason: To protect existing trees within the site in the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

19. All hard and soft landscape works shall be carried out in accordance with the approved details shown on the approved plans in Schedule 1. The works shall be carried out before any part of the development is occupied or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted and ensuring all tree stakes and ties are removed 3-5 years after planting, so the ties don't strangle the trees.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the National Planning Policy Framework.

20. No development shall commence until details of all retaining structures have been submitted to and approved in writing by the Council as Local Planning Authority. Details must include:

- a. structural information of the retaining wall
- b. appearance of the retaining wall

The approved scheme shall be implemented in full prior to the first occupation of the building.

Reason: In the interests of ensuring an acceptable standard of public realm and visual amenity, to comply with the National Planning Policy Framework (2021), Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/01/2022			DESIGN & ACCESS STATEMENT (DECEMBER 2021)
04/01/2022		ISSUE 2	ENERGY STRATEGY (NOVEMBER 2021)
04/01/2022	2159/EH/AMS00 1A		ARBORICULTURAL METHOD STATEMENT (DECEMBER 2021)

04/01/2022	2159/EH/AIA001		ARBOROCULTURAL IMPACT ASSESSMENT (OCTOBER 2021)
04/01/2022			TRANSPORT STATEMENT (OCTOBER 2021)
04/01/2022	21065-PL1000	Rev A	SITE LOCATION PLAN
04/01/2022	21065-PL1001	Rev DR	EXISTING SITE PLAN
17/05/2022	21065-PL1002	Rev G	PROPOSED SITE PLAN
26/05/2022	9865-PTA-XX-XX-DR-C-8300	Rev P06	PROPOSED LEVELS
04/01/2022	9865-PTA-XX-XX-DR-C-8350	Rev P02	PROPOSED SECTIONS OVERVIEW
04/01/2022	9865-PTA-XX-XX-DR-C-8351	Rev P02	PROPOSED SECTIONS
04/01/2022	21065-PL1003	Rev A	PROPOSED BLOCK PLAN
04/01/2022	21065-PL1010	Rev B	GA GROUND FLOOR PLAN
04/01/2022	21065-PL1011	Rev A	GA GF MAIN ENTRANCE & FF OFFICE PLAN
04/01/2022	21065-PL1012	Rev B	ELEVATIONS
04/01/2022	21065-PL1013	Rev A	ROOF PLAN
26/05/2022	21-59-02	Rev D	TREE PROTECTION PLAN
04/01/2022	21-59-01	Rev -	TREE RETENTION & REMOVAL PLAN
26/05/2022	21-59-03	Rev F	PLANTING PLAN
17/05/2022	SP20222244	Rev 5.0	TYPICAL FOUNDATION PLINTH FOR 11kV UNIT SUBSTATION WITH 3.0 X 2.45M GRP ENCLOSURE

Informatives

1. Bicycle storage must be provided to security standard LPS 1175 Issue 8 AR1 / LPS 1175 SR1 set by the Loss Prevention Certification Board (LPCB). Similarly, a 'Sold Secure' standard to certification SS104 or SS314 can be provided
2. It would be helpful for the applicant to refer to *Bat Conservation Trust website* <https://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting>
3. See Consultation response from United Utilities.

Jo Sheridan
14 June 2022

Alan Kilroe
24 June 2022

