
APPLICATION NO:

24/00218/FUL

CASE OFFICER:

Mark Quinn

WARD:

St Gabriels

PARISH:

Tarbock Parish
Council

LOCATION:

The Sovereign Distillery, Halewood Wines And Spirits - Factory Outlet , Wilson Road, Huyton

PROPOSAL:

VARIATION OF CONDITION 2 ATTACHED TO PLANNING PERMISSION 22/00109/FUL (DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL UNITS TOGETHER WITH THE PART DEMOLITION/PART EXTENSION AND REMODELLING OF EXISTING INDUSTRIAL BUILDING TO FORM 7 NO. UNITS (USE CLASSES E (G)(II) (III), B2 AND B8) WITH ANCILLARY OFFICE SPACE. RECONFIGURATION OF CAR PARKING INCLUDING SERVICE AND VEHICULAR CIRCULATION AREAS) TO ALLOW FOR AN AMENDMENT TO THE LAYOUT OF UNIT C TO COMPRISE THE ERECTION OF TWO SPRINKLER TANKS TO THE SERVICE YARD, A PUMP HOUSE, A COMPRESSOR ROOM, A CANOPY TO THE WESTERN ELEVATION OF THE BUILDING , THE INSTALLATION OF AN LIQUEFIED PETROLEUM GAS STORAGE AREA AND ALTERATION TO CAR PARKING LAYOUT.

Site Description

The site is located on the Huyton Business Park on the western side of Wilson Road, Huyton. The site covers an area of 9.54 hectares. The application site was previously occupied by the former Sovereign Distillery which was the former headquarters of Halewood Artisanal Spirits PLC. The distillery company has now re-located its operations to Chorley. The site comprises existing industrial buildings, areas of hardstanding and an area of vacant land in the north west corner of the site.

The site is bounded by existing industrial and commercial development to the north, east and south of the site (land to the south is also owned by the applicant but falls outside of this application) and by existing residential development to the west.

Proposal

Planning permission was granted in April 2023 ref 22/00109/FUL – for Demolition of buildings and the erection of 2 no. industrial units together with the part demolition/part extension and remodelling of existing industrial building to form 7 no. units (use classes e (g)(ii) (iii), b2 and b8) with ancillary office space. reconfiguration of car parking including service and vehicular circulation areas, landscaping, infrastructure works and other associated works.

This application proposes an amendment to the approved plans to allow for the erection of

two sprinkler tanks to the service yard of unit C, a pump house, compressor room a canopy to the western elevation of the building & the installation of a liquified petroleum gas storage area and alteration to the car parking layout.

Development has already commenced on the site.

Consultations

Tarbock Parish Council - No Comments Received
Merseyside Fire And Rescue Authority - No objections.
Highway Authority - No objections
Environmental Health - No objections
United Utilities – No objections.

Representations

This application has been publicised by letters sent to 91 neighbours. It has also been advertised by Site Notice and a Press Notice.

There has been 1 letter of objection. The representations are summarised as follows:-

- The height of the additional buildings will block light, also concerned about noise pollution from compressor room.
- Potentially hazardous materials being stored in close proximity to residential buildings.

Planning History

22/00347/DEMCON – Prior notification for the demolition of buildings and structures. Prior approval granted September 2022.

22/00109/FUL - DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL UNITS TOGETHER WITH THE PART DEMOLITION/PART EXTENSION AND REMODELLING OF EXISTING INDUSTRIAL BUILDING TO FORM 7 NO. UNITS (USE CLASSES E (G)(II) (III), B2 AND B8) WITH ANCILLARY OFFICE SPACE. RECONFIGURATION OF CAR PARKING INCLUDING SERVICE AND VEHICULAR CIRCULATION AREAS, LANDSCAPING, INFRASTRUCTURE WORKS AND OTHER ASSOCIATED WORKS. Granted May 2023.

22/00109/NMA - NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00109/FUL (DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL UNITS TOGETHER WITH THE PART DEMOLITION/PART EXTENSION AND REMODELLING OF EXISTING INDUSTRIAL BUILDING TO FORM 7 NO. UNITS (USE CLASSES E (G)(II) (III), B2 AND B8) WITH ANCILLARY OFFICE SPACE. RECONFIGURATION OF CAR PARKING INCLUDING SERVICE AND VEHICULAR CIRCULATION AREAS, LANDSCAPING, INFRASTRUCTURE WORKS AND OTHER ASSOCIATED WORKS) AMENDMENT SOUGHT TO REDUCE THE SIZE OF UNIT C AND TO REVISE THE CAR PARK LAYOUT. Granted October 2023.

22/00109/NMA1 - NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00109/FUL (DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL UNITS TOGETHER WITH THE PART DEMOLITION/PART EXTENSION AND REMODELLING OF EXISTING INDUSTRIAL BUILDING TO FORM 7 NO. UNITS (USE CLASSES E (G)(II) (III), B2 AND B8) WITH ANCILLARY OFFICE SPACE. RECONFIGURATION OF CAR PARKING INCLUDING

SERVICE AND VEHICULAR CIRCULATION AREAS, LANDSCAPING, INFRASTRUCTURE WORKS AND OTHER ASSOCIATED WORKS). AMENDMENT SOUGHT FOR WINDOW HEAD REDUCTION TO UNIT C (NW & NE ELEVATIONS) UNIT G1 (S & E ELEVATIONS), UNIT G2 (W & S ELEVATIONS) AND UNIT F (NW & NE ELEVATIONS). Approved 01.02.2024

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS4 - Economy and Employment
CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
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
National Planning Policy Framework

Article 35 Statement

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.

Assessment

Principle of Development

The erection of sprinkler tanks, a pump house, compressor room, canopy, LPG storage and alteration to the car park layout would in principle be acceptable in a primarily industrial area. Impacts on residential amenity, design and parking are set out below.

Design & Layout

The proposed sprinkler tanks would be located towards the rear of the site close to the boundary with the adjacent residential development in Bridgewater Way. The sprinkler tanks would be 7.5m high and would be finished in galvanised steel. Given the set back from Wilson Road of 123m their impact on the street scene would be minimal. (impact on residential amenity is discussed below).

The pump house and compressor room are essentially housed within the same building. The building would measure 11m by 9m and would have a height of 5m. It would be constructed in facing brickwork to match the Unit C. This building would be set back from Wilson Road a similar distance as the sprinkler tanks, the impact on the street scene would be acceptable.

The canopy is proposed to the front elevation of Unit C and would project out 19.6m and would have a width of 41m. The roof would comprise a trapezoidal panel to match the main roof of Unit C. The verge and eaves and rainwater goods would comprise pressed metal. The design of the proposed canopy would be compatible with the scale of the building.

The LPG storage area is proposed to be located adjacent to the sprinkler tanks to the rear of the site the area would measure 7.8m (l) x 2.9m (d) x 1.8m (h). it would be constructed from galvanised mesh.

Overall, the design and layout are considered acceptable & the materials are appropriate for the location of the development. The proposal would therefore comply with Local Plan policy CS19 – Design Quality and Accessibility in New Development.

Residential Amenity

The pump house/compressor room and LPG storage area would be screened from the nearby residential properties by the 6m high acoustic fence (approved under planning permission 22/00109/FUL). These elements would therefore have no visual impact upon residential amenity.

The canopy and sprinkler tanks would be predominantly screened by the proposed acoustic fence and the existing tree line within the site. Any views of the sprinkler tanks above the tree line would be very limited and not considered to have an adverse impact on residential amenity. (*the sprinkler tanks have been reduced in height from 9m to 7.5m*)

In terms of noise the application is supported by a noise assessment to assess any additional noise impacts resulting from the sprinkler tanks, pump house and other amendments to the site layout.

A noise assessment was previously carried out for the original planning application 22/00109/FUL which was deemed to be acceptable subject to conditions 6 & 7. (set out below)

6. All works which form part of the mitigation measures as detailed within the Noise Assessment (Network Space Ltd, Sovereign Business Park, February 2022, report ref: 784-B029681) shall be implemented in full in accordance with the scheme as agreed prior to the first occupation of the development and shall be retained at all times the development is in use and maintained in accordance with the approved scheme. Documentary evidence of the implementation of the works shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development.

7. Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 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.

A plant noise assessment has been undertaken in line with the methodology presented in BS4142:2014+A1:2019 to determine noise impacts from the additional fixed plant upon sensitive receptors. Rating noise levels are predicted to be at least 5dB below existing background sound levels at all receptors during daytime and nighttime periods, in line with condition 7. This demonstrates that the noise mitigation measures in place, as per condition 6, would remain valid and no further mitigation is required.

A noise intrusion assessment has been carried out to predict noise from all noise sources associated with Unit C (fixed external plant, HGV deliveries, movements, and car parking) at the façade of the closest sensitive receptors. Predicted daytime noise levels are below daytime and nighttime criteria presented in BS 8233/WHO at all receptors, resulting in a No Observed Adverse Effect (NOAEL). This demonstrates that the noise mitigation measures in place, as per condition 6, remain valid and no further mitigation is required.

The Environmental Health team have raised no objections to the noise assessment and the above conclusions.

Conditions 6 and 7 from planning permission 22/00109/FUL will be repeated on this permission.

In conclusion the proposal would not have any adverse impact on the occupiers of the neighbouring dwellings and would be in compliance with Local Plan policy CS19 and saved UDP policy ENV2.

Parking & Highway Safety

The proposal would lead to a net reduction in 11 car parking spaces for unit C.

This would result in a total number of 98 car spaces for unit C.

It is considered that the 98 car parking spaces would be acceptable for a use falling within use class B2 or B8. Should the use ever change to a Use falling within Class E (g) (ii) & (iii) then an alternative layout demonstrating an enhanced car parking provision should be submitted to and approved in writing by the Local Planning Authority. This can be secured by planning condition.

The reduction in overall parking numbers is not considered to result in a severe detrimental impact on highway safety.

The Local Highway Authority have no objections to this proposal subject to the condition relating to enhanced car parking for a Class E (g) use as discussed above,

The proposal would therefore be in compliance with local plan policy CS7.

Planning Conditions

The planning conditions attached to the original planning permission 22/00109/FUL have where appropriate been repeated on this permission or re worded as necessary if the condition has been discharged.

Conclusion

The proposed amendments would be acceptable in terms of the impacts on visual and residential amenity.

The amendments proposed to the car parking layout are considered acceptable and would not have any significant adverse impact on highway safety.

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

Recommendation

That planning permission be granted subject to the following conditions.

1) 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.

2) The development shall be carried out in accordance with the schedule of materials approved pursuant to condition 3 attached to planning permission 22/00109/FUL.

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.

3) No part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- a) Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks
- b) hard surfaced areas and materials,

- c) planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work. (including the incorporation of species rich grassland into landscaping areas on site and new native tree and shrub planting to replace that being lost)
- d) existing plants / trees to be retained
- e) tree replacement scheme for the 5 individual trees to be removed on a 2:1 basis with a minimum girth of 12-14cm.
- f) incorporation of species rich grassland into landscaping areas and new native tree and shrub planting to replace that being lost.
- g) A detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

The approved landscaping works shall be implemented and completed prior to the first occupation of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

4) The tree protective fencing referred to in the arboriculture report ref B029861 submitted pursuant to planning application 22/00109/FUL 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.

5) All works which form part of the mitigation measures as detailed within the Noise Assessment (Network Space Ltd, Sovereign Business Park, February 2022, report ref: 784-B029681) shall be implemented in full in accordance with the scheme as agreed prior to the first occupation of the development and shall be retained at all times the development is in use and maintained in accordance with the approved scheme. Documentary evidence of the implementation of the works shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development.

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.

6) Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 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) Contaminated Land

A. Implementation of Approved Remediation Scheme

The remediation scheme approved pursuant to Condition 8 attached to planning permission 22/00109/FUL 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.

B. 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.

C. 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.

D. Importation of Soil/Material

No soil 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

8) Prior to occupation of any unit hereby approved the drainage scheme approved pursuant to condition 9 attached to planning permission 22/00109/FUL shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution and to ensure compliance with Policy CS24 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

9) All site works shall proceed only in accordance with the construction management plan approved pursuant to condition 10 attached to planning permission 22/00109/FUL 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 the National Planning Policy Framework; Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016; Policy WM9 of the Merseyside and Halton Joint Waste Local Plan 2013 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

10) The management and maintenance plan for the sustainable drainage system approved pursuant to condition 11 attached to planning permission 22/00109/FUL shall be implemented in accordance with the agreed timescales contained within it.

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.

11) The development shall not be brought into use until the approved parking and vehicular manoeuvring layout for the intended use class have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. For the avoidance of doubt, a use falling within class B2 or B8 shall be laid out in accordance with drawing . P0213546-AEW-SI-XX-DR-A-0503 Rev P02. (Except for unit C which shall be laid out in accordance with Drg no 1001 Rev P02). For Units C, G1 or G2, any uses falling within either classes E (g)(ii) or (iii) parking shall be laid out in accordance with a revised car parking layout which has previously been submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the respective unit.

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

12) The proposed development shall not be brought into use until precise scheme details of the proposed cycle storage highlighted on Drawing A-0503 Rev P13 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as agreed before any part of the development hereby permitted has been brought into 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 securely and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

13) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), the premises to which this permission relates shall only be used for either Use Classes B2, B8 and E(g) (ii) and (iii) and for no other purpose, including any other use falling within Class E of the Schedule to that Order or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, except with the prior grant of a further planning permission.

Reason: To enable the Local Planning Authority to assess any proposal for a further change of use, whether or not it falls within the same Use Class and to comply with Policies CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

14) The car parking spaces serving units F1-F6 shall remain available to any users of said units within Block F and shall not be fenced, segregated, marked out, signed or otherwise reserved for specific users.

Reason: To ensure that parking is adequately utilised for units F1-F6 to avoid overspill parking, which may affect the passage of traffic into or out of the site to the detriment of highway safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

15) No part of the development hereby permitted shall be occupied prior to implementation of the Framework Travel Plan 26263-HYD-XX-XXRP-TP-6001- REV P2-S4. During the first year of occupation of each block (C, F, G1 or G2) a Full Travel Plan based on the Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. Each approved Full Travel Plan shall be implemented in accordance with the timetable and targets contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority as part of the annual review.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment and to comply with saved policy T9 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

16) No part of the development hereby permitted shall be brought into use until a scheme for the provision of motorcycle parking, in accordance with the Council's current standards, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. For the avoidance of doubt, parking must offer a means to secure the motorcycles.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
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02/07/2024	10187-WPL-V1-ZZ-DR-A-1021-S4-P04	-	Proposed Pump House Compressor Room Elevations
02/07/2024	10187-WPL-V1-ZZ-DR-A-1025-S4-P02	-	Proposed Site Section through Bridgewater Way
02/07/2024	10187-WPL-V1-ZZ-DR-A-1020-S4-P03	-	Proposed External Canopy Elevations
12/06/2024	784-B066702	-	NOISE ASSESSMENT
07/05/2024	10187-WPL-V1-ZZ-DR-A-1030-S0-P01	-	Proposed LPG Storage Details
26/04/2024	10187-WPL-V1-ZZ-DR-A-1015-S4-P02_	-	Unit C_Proposed Roof plan
26/04/2024	10187-WPL-V1-ZZ-DR-A-1010-S4-P02	-	Unit C_Proposed GA Floor Plans.
26/04/2024	10187-WPL-V1-ZZ-DR-A-1001-S4-P02	-	Proposed Site Layout Plan
10/02/2023	12211-AEW-XX-XXDR-A-0501-S2-P04	-	LOCATION PLAN
23/05/2022	B029681	-	ARBORICULTURAL REPORT
24/01/2023	26263-HYD-XX-XXRP-TP-6001-	REV P2-S4	AMENDED FRAMEWORK TRAVEL PLAN
18/02/2022	-	-	Habitat survey
01/09/2022	100.22042-ACE040-RP-C-0001-P1	-	DRAINAGE STRATEGY & FLOOD RISK ASSESSMENT
23/05/2022	-	-	SOCIAL VALUE STRATEGY
07/11/2022	-	-	BIODIVERSITY ENHANCEMENT SCHEME
07/11/2022	220712	-	INVASIVE SPECIES SURVEY RESULTS
10/11/2022	12211-AEW-XX-XXDR-A-0017-S2-P01	-	PROPOSED SITE LEVELS PLAN
12/09/2023	13546-AEW-SI-XX-DR-A-0503-S2-P02	-	PROPOSED MASTERPLAN
14/02/2023	12211-AEW-XX-XXDR-A-0508	REV P02	AMENDED PEDESTRIAN CONNECTIVITY PLAN
01/02/2023	26263-HYD-XX-XXTP-DR-1009.	REVP01.01	SWEPT PATH - HGV NORTHERN ACCESS
01/02/2023	26263-HYD-XX-XXTP-DR-1008	REV P01.01	SWEPT PATH 16.5M HGV NORTHERN ACCESS
12/01/2023	12211-AEW-XX-XXDR-A-0509-	REV P1	MAXIMISED PARKING RATIOS PLAN

10/02/2023	12211-AEW-XX-XXDR-A-0504	REV P07	PROPOSED EXTERNAL SURFACES
24/01/2024	13546-AEW-G1-XX-DR-A-0563-S4-P02	-	UNIT G1 PROPOSED ELEVATIONS (AMENDED)
21/12/2023	13546-AEW-BF-ZZ-DR-A-0557-S4-P01-Unit F	-	UNIT F PROPOSED ELEVATIONS
21/12/2023	13546-AEW-G2-XX-DR-A-0523-S4-P01	-	UNIT G2 PROPOSED ELEVATIONS
21/12/2023	13546-AEW-BC-XX-DR-A-0537-S4-P02-Unit C	-	UNIT C PROPOSED ELEVATIONS
11/07/2022	12211-AEW-G1-XXDR-A-0561	REV P04	UNIT G1 - PROPOSED GA FLOOR PLANS
11/07/2022	12211-AEW-G1-XXDR-A-0562	REV P04	UNIT G1 - PROPOSED GA ROOF PLAN
18/02/2022	12211-AEW-BF-RFDR-A-0556-S2-P02	-	PROPOSED GA ROOF PLAN UNIT F
18/02/2022	12211-AEW-BF-RFDR-A-0556-S2-P02	-	PROPOSED GA FLOOR PLANS UNIT F
18/02/2022	12211-AEW-BF-ZZDR-A-0558-S2-P02	-	PROPOSED GA SECTIONS UNIT F
18/02/2022	12211-AEW-G1-XXDR-A-0564-S2-P02	-	PROPOSED GA SECTIONS UNIT G1
18/02/2022	12211-AEW-G2-RFDR-A-0522-S2-P03	-	PROPOSED GA ROOF PLANS UNIT G2
18/02/2022	12211-AEW-G2-XXDR-A-0521-S2-P03	-	PROPOSED GA FLOOR PLANS UNIT G2
07/11/2022	12211-AEW-XX-XXDR-A-0016-S2-P02	-	PROPOSED SECTIONS

Signed Case Officer¹:

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Mark Quinn

**Signed Authorising
Officer²:**

K Foster

Date:

17 July 2024

Informatives

1. The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2023 until 31st December 2024

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2. No scrub clearance, tree removal, vegetation management or building works are 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 buildings, scrub, trees and vegetation 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.
3. Please find attached correspondence from The Coal Authority (30th August 2022) United Utilities (18th August 2022), Cadent Gas (18th August 2022) Merseyside Fire Service (28th July 2022) from planning permission 22/00109/FUL
4. It is an offence to carry out any works within the public highway without the permission of the Highway Authority. The grant of planning permission will require the developer to enter into an agreement under s278 of the Highways Act 1980 with the Council. The applicant is advised to contact the Site Development Team at SiteDevelopment@knowsley.gov.uk to discuss the matter further.