

Mr Peter Whittingham
Associate Planning Director
Tritax Big Box Developments Ltd

By email

Date: 1 March 2026
Reference: R11310-1 Rev 3

Dear Peter

**RE: Knowsley Council Planning Application Reference 24/00145/REM
Former Site of Cronton Colliery- Addendum Construction Management Plan**

Thank you for your recent instruction. Planning consent for the development of warehousing units was granted at the above site in August 2025 and you are currently working through the detailed design of units 3 and 4. Old Halsnead Hall is a grade 2 listed building located approximately 18 m east of the site boundary as shown below in Figure 1.

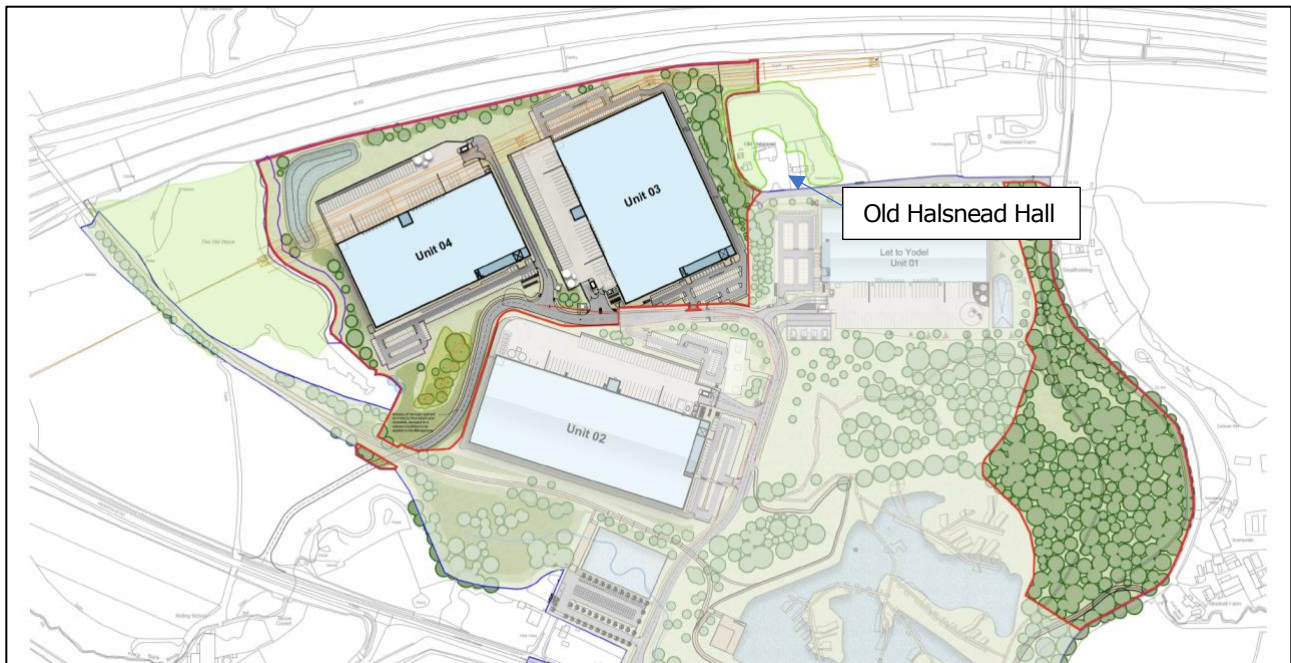


Figure 1: Site Masterplan

There is concern that vibration from the construction works may cause damage to Old Halsnead Hall. This has been addressed in Condition 2 of the planning consent, however, which states:

No part of the development hereby permitted shall be commenced until an addendum Construction Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects in relation to the impacts of the development on the adjacent listed building. The addendum CMP shall include (but not be limited to) the following actions to be carried out throughout the construction process:

- *Pre-commencement survey of the listed building which includes assessment/recording of cosmetic damage as well as structural surveys which will establish a baseline of the current condition of the listed building and any other permanent structures within the listed building's curtilage;*
- *A system for monitoring the vibration level at the boundary of the application site nearest to Old Halsnead Hall and details of who will undertake the monitoring. These details shall include the vibration monitor type, monitoring positions, frequency of checks, the period of monitoring, settings and thresholds for ceasing works and how the listed building will be monitored in relation to structural movements and stresses and strains including who will carry out this monitoring;*
- *Procedure for the owner of the listed building to report damage which occurs during construction;*
- *A schedule to demonstrate what steps will be taken should damage occur during construction, details of how the damage will be assessed and timescales for repairing the damage. The schedule will include details of how working methods will be reviewed;*
- *A Post construction survey/assessment of the listed building to be submitted within four months of the construction works being completed and subject to the co-operation of the owner/permission to access the site being granted;*
- *A record demonstrating that reasonable steps have been taken to communicate with the owner of Old Halsnead Hall including notification of the proposed vibration and monitoring methods, opportunities to take into account any reasonable comments made by the owner in relation to monitoring methods only and to gain access to the listed building to undertake the surveys. Where the record demonstrates that access to the listed building has been denied or the owner does not respond within four weeks of first being contacted, the applicant will not be responsible for any survey or monitoring work or rectifying any damage to the listed building thereafter for the purposes of this condition only;*
- *Details of construction working methods relating to construction, foundations, floorplates, piling and earthworks and details of any specific machinery likely to result in vibration impacts. Such details shall also include: days / hours of work; duration of any pile driving operations, operations likely to cause low level vibration, and earthworks (expected start date and completion date); and vibration monitoring details, including the number of monitors and the monitoring locations;*
- *Details of how survey, consultation and monitoring information will be reported to the Local Planning Authority;*
- *All site works shall then proceed only in accordance with the approved addendum Construction Management Plan (and any timescales therein) and any Construction Environmental Management Plan approved under condition 37 of the hybrid consent reference 20/00494/HYB, unless otherwise agreed in writing beforehand with the Local Planning Authority.*

Our addendum Construction Management Plan, written in order to discharge Condition 2, is appended overleaf.

I trust you will find the above of interest to you. Should you have any queries please do not hesitate to contact me.

Yours sincerely,
For 24 Acoustics Ltd

A handwritten signature in black ink that reads "Reuben Peckham".

Reuben Peckham BEng MPhil CEng MIOA
Director & Principal Consultant

Enc.

RE: Knowsley Council Planning Application Reference 24/00145/REM Former Site of Cronton Colliery- Addendum Construction Management Plan

This addendum construction management plan has been written in order to ensure that the building works proposed at the site of the former Cronton Colliery are adequately managed in order to prevent damage or harm to the neighbouring Old Halsnead Hall. It is also produced in order to discharge Condition 2 of the reserved matters planning consent for the development.

Condition Surveys of Old Halsnead Hall

Prior to the commencement of any building works a Chartered Surveyor will be appointed to undertake a full structural survey and assessment of cosmetic damage of the building and any other permanent structures within its curtilage.

Upon completion of all works (and within 4 months of the date of completion) a post construction survey/ assessment of Old Halsnead Hall and associated buildings will be undertaken

Please note that these surveys are condition on the co-operation of the owner to allow access.

Vibration Monitoring

Prior to the start of the building works a vibration monitoring system will be set up with accelerometers installed at the boundary locations shown in Figure 2 below. This will be undertaken by a third party consultant on behalf of the contractor. The consultant will be a full corporate member of the Institute of Acoustics and will be employed by a company which is a full member of the Association of Noise Consultants.

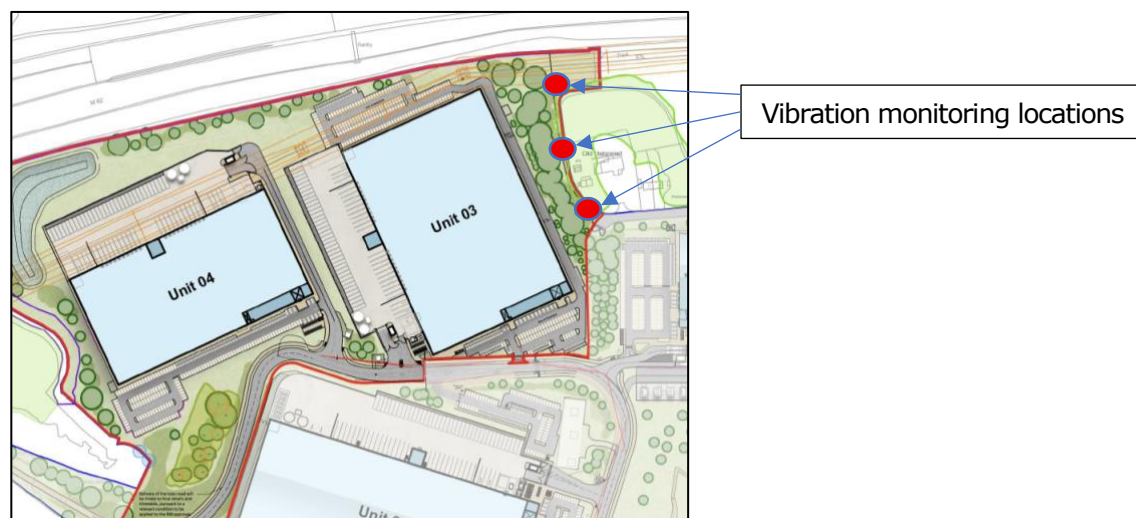


Figure 2: Vibration Monitoring Locations

The monitor shall continuously log vibration levels in terms of the peak particle velocity (PPV) in the three orthogonal axes of motion in samples of 1 minute. The surveys will be undertaken in accordance with British Standards 5228-2 (Code of practice for noise and vibration control in buildings- vibration) and 7385-2 (Guide to damage levels from groundborne vibration).

The monitoring systems will provide real-time data via a web interface so that the data may be interrogated at any time. In addition the system will be configured to generate alerts of exceedances of defined vibration thresholds. Alerts will be sent to key stakeholders including the site manager by SMS and email enabling site staff to act accordingly in the event of excess vibration. Table 1 below shows the trigger values and the action to be taken.

Trigger Alert	Trigger Value	Action to be taken on site
Amber	1 mm/s PPV	Warning. Investigate cause of vibration exceedance. Modify working practices if necessary to prevent further alerts.
Red	1.5 mm/s PPV	Stop work immediately. Investigate cause of vibration exceedance. If necessary change working methodology prior to continuing.

Table 1: Vibration Monitoring Alert Values

The monitoring shall be undertaken throughout the construction period. A member of the site construction team shall check the instrumentation on a weekly basis and the company responsible for undertaking the monitoring shall attend on a monthly basis to check the ongoing integrity and calibration of the systems.

The vibration monitoring at the boundary and the limits set will ensure that there is no excessive stress/strain on the listed building.

In the event that the monitoring system stops working an alert will be provided to site operatives.

The monitoring system will be inspected daily by a member of the site team and these checks logged.

Management of Damage to Old Halsnead Hall

The owner of Old Halsnead Hall shall be provided with a phone number and email address which may be used to report any damage during the construction works to Tritax Big Box Developments Ltd.

Upon receipt of complaints of damage the following actions will occur:

- The contractor will be notified immediately;
- The contractor will request an interim technical report from the monitoring company. This will be provided within 5 working days of the request and will identify any periods of excessive vibration;
- The contractor will appoint the Chartered Surveyor to assess the reported damage and provide an opinion on whether this is new or historic;
- In the event that it is determined that damage has occurred as a result of the building works (beyond reasonable doubt) the contractor will review and amend the construction methodology as appropriate to reduce the impact;
- The contractor will then undertake to repair the damage within 3 months of the date of the initial report.

Record of Communications with Old Halsnead Hall

The contractor will keep a schedule of communications within the site office which will include, but not be limited to:

- Request to enter the property to undertake the pre-commencement condition surveys;
- Notification of proposed vibration monitoring;
- Details of all complaints showing the contractor's investigation and response to each;
- Request to enter the property to investigate any complaints of building damage
- Request to enter the property to undertake the post-completion condition surveys.

Construction Methodology

The information below provides details of the proposed construction methodology.

Site set-up & clearance:

- Topsoil strip, formation of haul roads, fencing, welfare.
- Key plant: 13–30 t excavators, dozers, dumpers, rollers.
- Vibration: Minimal vibration; visual checks of adjacent structures, monitoring at boundary to Old Halsnead Hall.
- Dust: Water bowser with continuous supply; speed limits on haul roads of 10 mph; sheeting of wagons.
- Noise: Works limited to normal hours (e.g. 08:00–18:00); plant with silencers.

Earthworks Cut and Fill:

- Excavate subsoils to formation levels in accordance with the earthworks model and prepare formations to 5% cbr ready to accept capping/sub base to buildings and hardstanding areas. Use stabilisation techniques such as lime/cement where permitted by the design specification. All works undertaken in accordance with Materials management Plan (MMP)
- Dispose of unwanted sub soils on to the County park approximately 85,000 cube plus 20,000 cube of stripped top soil. Retain 20,000 cube of topsoil as stockpile for soft landscaping.
- Where rock is encountered adopt strategy to minimise vibration, consider the use of chemical grenades
- Develop irrigation techniques to control ground water- Discharge to attenuation lagoons through existing arterial drainage system through silt busters or on site settlement lagoons. Consider the use of the attenuation lagoon to Unit 4 s a temporary measure for collection as this will eventually form part of the permanent works
- Crushing of materials to be undertaken using appropriate plant at suitable distance from the boundary to Old Halsnead to limit affects of noise and vibration
- Key plant: 13–30 t excavators, dozers, 28-40 tonne capacity dump truck, rollers, breakers, water bowzers
- Silt busters water pumps to control ground and rainwater
- Noise: Works limited to normal hours (e.g. 08:00–18:00); plant with silencers;
- Dust: Water bowser with continuous supply; speed limits on haul roads of 10 mph; sheeting of wagons.

Ground improvement (CMC):

- Continuous Modular Columns also known as rigid inclusions, ground improvement technique. Installed by bespoke operating machinery with minimal vibration
- Key plant: CMC/soil mixing rig, grout pumps, support excavators.
- Vibration: Non-displacement method minimises vibration; pre-condition surveys if required; vibration monitoring near receptors.
- Dust: Dampening of arisings; immediate removal of spoil; enclosed mixing systems, water bowser with continuous supply; speed limits on haul roads of 10 mph; sheeting of wagons.
- Noise: Modern rigs with acoustic engine covers; sequencing away from sensitive boundaries.

Bulk excavation & foundations:

- Excavation for pads, trimming, blinding.
- Key plant: Excavators, breakers (local), dumpers.
- Vibration: Use hydraulic breakers sparingly; avoid percussive methods where possible.
- Dust:

- Dust: Water suppression: stockpiles kept damp and covered; road sweeping, water bowser with continuous supply; speed limits on haul roads of 10 mph; sheeting of wagons.
- Noise: Temporary acoustic screens; avoid concurrent noisy operations.

Concrete works (pads & slab):

- Reinforced concrete pad foundations and slab on grade.
- Key plant: Concrete wagons, pumps, laser screeds, power floats.
- Vibration: Low vibration activity; vibratory pokers controlled and brief.
- Dust: Ready-mix deliveries to reduce on-site batching dust, water bowser with continuous supply; speed limits on haul roads of 10 mph; sheeting of wagons.
- Noise: Electric equipment where possible; plant engines shut down when idle.

Steel frame erection:

- Portal frame erection, bracing, purlins.
- Key plant: Mobile cranes (50–120 t), MEWPs, telehandlers.
- Vibration: Negligible vibration; crane mats reduce ground transmission.
- Dust: Minimal dust; local suppression during drilling, water bowsers on continuous supply, speed limits on haul roads of 10 mph;
- Noise: Crane operations during standard hours; radios instead of horns.

Cladding & roofing:

- Metal composite wall panels and roof sheets.
- Key plant: MEWPs, scissor lifts, drills, fixings.
- Vibration: None of significance.
- Dust: Dust extraction on cutting; cutting stations located away from boundaries, water bowsers on continuous supply, speed limits on haul roads of 10 mph;
- Noise: Use low-noise tools; limit cutting/grinding duration.

External works & drainage:

- Drainage, yards, pavements.
- Key plant: Mini-excavators, rollers, pavers.
- Vibration: Vibratory rollers controlled; distance from boundaries.
- Dust: Water suppression; wheel wash to prevent mud/dust tracking, water bowsers on continuous supply, speed limits on haul roads of 10 mph;
- Noise: Scheduling of roller use; broadband reversing alarms.

Reporting to the Local Planning Authority

The contractor's monitoring consultant will provide a quarterly technical report detailing the results of the surveys (unless complaints are received in which case interim reports will be requested). These will all be forwarded to a nominated point of contact at the local planning authority.

In addition survey reports will be forward to the nominated contact together with the schedule of communications with the owner of Old Halnstead Hall.

The local planning authority may request any other information needed during the course of the works, giving the contractor up to 7 working days to respond.