



Planning Consultation Response

Environmental Health and Consumer Protection Service

To:	Planning Services (Rebekah McNally)	
From:	Environmental Health & Consumer Protection (Ian Gaskell)	
Planning App. No:	20/00494/DISCON	23/04109/PLANDI
Date:	10 November 2023	
Location:	Site Of Cronton Colliery, Cronton Road, Cronton, Knowsley, L35 1QR.	
Proposal:	APPLICATION NO: 20/00494/DISCON, PROPOSAL:HYBRID PLANNING APPLICATION COMPRISING: FULL APPLICATION FOR, THE DEVELOPMENT OF 161,900 SQ FT (15,041 SQ M) (GIA) OF STORAGE AND, DISTRIBUTION FLOORSFACE (USE CLASS B8), INCLUDING ANCILLARY OFFICES (USE, CLASS B1), SECURITY GATEHOUSE, SITE ACCESS ROAD, ENGINEERING, EARTHWORKS TO FORM A PART COUNTRY PARK, PUBLIC CAR PARK TO SERVE, COUNTRY PARK, AND ASSOCIATED WORKS; AND OUTLINE APPLICATION WITH, DETAILS OF POINT OF ACCESS (DETAILS OF PART-ACCESS, LANDSCAPING,, APPEARANCE, SCALE AND LAYOUT ARE RESERVED) FOR THE DEVELOPMENT OF UP, TO 838,100 SQ FT (77,862 SQ M) (GIA) OF STORAGE AND DISTRIBUTION FLOORSFACE, (USE CLASS B8), WITH ANCILLARY OFFICES AND LIGHT INDUSTRIAL (USE CLASS B1);, ENGINEERING EARTHWORKS TO FORM COUNTRY PARK AND DRAINAGE, ATTENUATION PONDS; PEDESTRIAN/CYCLE/EQUESTRIAN ROUTE CONNECTING, EXISTING M62 FOOTBRIDGE WITH PROPOSED COUNTRY PARK; AND ASSOCIATED WORKS. REASON FOR CONSULTATION - See CEMP received 10.8.23	

Condition cannot be discharged.

Environmental Health has reviewed the Project Environmental Management Plan for Symmetry Park Unit 02, Merseyside, by GMI Construction Group PLC, dated October 2023. The condition cannot be discharged, please see our comments below.

Comments

The comments in **red** require a response from the developer.

In the section titled communication with interested parties they list the Environment Agency, but have a former Environmental Health landline number, 0151 443 4713. This number is no longer available. If it should be titled Environmental Health, the number should be 0151 443 4712. If it was meant to be the Environment Agency it will be a different number.

- Under nuisance noise control they state the working hours are 8am to 6pm Monday to Friday and 8am to 2pm Saturday (no work Sundays or Bank holidays). **Our standard Saturday hours are 8am until 1pm – as was previously agreed for the first unit. Please amend the finish time on Saturday to 1pm.**
They have changed the times to our standard times, but the sentence before the hours are listed states “The following arrangements **may** be put into place as appropriate to ensure...”
Should the developer not follow what they have listed then it is not enforceable by the local authority as the word, ‘may’, doesn’t imply they will. It just needs to say “The following will be put in place to ensure...”
- There are no project considerations with regards to vibration. The building of the first unit on the site generated several complaints about vibration. Monitoring was done, but only after complaints had been made. We would want vibration monitoring to be in place from the start and cover as a minimum the earthworks and any piling. Please provide a map showing the location of vibration monitors. The location of the monitors may need to change depending on the location of the works and the proximity of the residents. Please also inform us of the level the vibration monitor alarm will be set at. [Normally the alarm is set to 5mm/s]
They have stated that vibration monitoring will be done from the start of the earthworks until the completion of the CMC piling. They have indicated the proposed locations. Given that damage was reported at the houses on Fox’s Bank Lane during the build of the first unit, wouldn’t it be better to have the monitor located at the closest property on Foxs Bank Lane, and also those on Cronton Road, given the proximity to this development?
- Results from the vibration monitoring need to be downloadable and kept for a minimum of 28 days. The results must also be made available to the local authority on request.
They state in the document that the results are kept online by GMI and archived. Can they confirm this will be for longer than 28 days and that the results will be made available to officers of Knowsley Council on request.
- Vehicles used regularly on site during the construction phase needs to have white noise reversing alarms. The noise from the standard alarms travels and given the amount of activity there will be on the site they are likely to be sounding regularly. Confirmation needs to be provided stating that the vehicles used regularly on site (e.g., dumper trucks, FLT, telehandlers, scissor lifts) will have white noise reversing alarms or similar fitted.
They have stated that this will be done, but it is in the list of measures that says they “**may** be put in place”. As stated above, it needs to say **will** be put in place.
- It appears that CNC piling is required. Am I right to think this is impact piling? Have any other methods been considered? Is vibro-piling not possible for this unit? How long will the piling last?
Satisfied with information provided.

Information has been provided on the type of piling that will be carried out and it's not impact piling or vibropiling, it's CMC (continuous modulus column) piling. Its impact should be less when compared to the other methods.

- With regards to dust control. Given that officers from Environmental Health witnessed unacceptable emissions of dust during the works associated with the first unit, what measures will be taken to ensure the dust emissions are minimised as much as possible? Is there a constant water supply on site? Will there be more than 1 bowser on site? Will there be a method for spraying water onto stockpiles / dusty activities should it be required? Will the speed of the wagons be limited as this didn't appear to be the case last time.

They have included a list of controls but the wording they have used is not enforceable, see point below.

To help make it clear, the list of controls also needs to include the improvements they have made, i.e.,

- Earthworks to take place during the winter months (November to February)
 - A constant water supply is available for use on site, to fill up bowzers and to assist in any other dust control measures needed.
 - A full-time sweeper/jetter is available on site throughout the works with additional bowzers available as and when required.
- For mud and dust/fume control, it states the following hierarchy of control will be considered. It needs to say that the following hierarchy of control **will be in place**. They have not changed the wording and it still says will be considered. This is not enforceable and places no requirement on them to do it.
 - There is potential for pests, i.e., rats, to be in the area and the works may disturb them and moved them closer to the residential properties. Will a survey be carried out prior to the works being done to determine if there are any signs of pests? If there is any evidence of pests from the start or during the works, will the relevant measures be put in place?
Satisfied with response.
They have stated they will carry out a survey, and if there is evidence of pests, they will employ the services of a professional pest control company.
 - They need to ensure that any temporary site lighting does not cause a nuisance to the nearby residents.
Satisfied with information provided.
 - There is no site plan in the CMP showing the location of the compound, wheel wash, storage areas, car park etc.
I cannot see on the plan where the wheel wash will be located?
 - There is no plan showing the suggested noise monitoring points.
A plan has been submitted and we are satisfied with the locations for the noise monitoring. We have queried the location of the vibration monitors.
 - The CMP mentions there will be good relations with neighbours and that they will advise them in advance of any specific noisy works scheduled to be carried out. When building the first unit we received many complaints, one of the complaints

was with regards to the lack of communication. How will you ensure that communication between yourselves and residents is effective?

No further information was provided on this point. How will this be done?

Officers from Environmental Health would be happy to attend site to discuss the management of this phase of construction.