



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 22/00376/FUL

Name and address of applicant

United Utilities
Property Services, United Utilities
Grasmere House
Lingley Mere Business Park
Warrington
WA5 3LP

Name and address of agent

Cass Associates
Studio 204B
The Tea Factory
82 Wood Street
Liverpool
L1 4DQ
United Kingdom

Date of Receipt: 22 June 2022

Date Valid: 9 September 2022

Address/Location Of Development:

**Land To The South West Of The Junction Of Carr Lane And Prescott Park Way,
Prescot**

Description of Development:

**CONSTRUCTION OF 1 NO. VEHICULAR ACCESS FROM PRESCOT PARKWAY
TOGETHER WITH ENGINEERING WORKS CONSISTING OF THE EXCAVATION
AND CONSTRUCTION OF A DRAINAGE SWALE AND OTHER ASSOCIATED
WORKS.**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development granted full planning permission 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. No part of the development hereby permitted shall be commenced until a Construction Environmental Management Plan (CEMP) has been submitted to and agreed in writing by the Local Planning Authority, which details the means of mitigation of construction effects. This shall include but not be limited to the following:
- (i) Methods for the mitigation of noise and vibration from the works, including any noise from the operation of any temporary power generation or pumping plant which will operate overnight;
 - (ii) Methods for dust control and suppression;
 - (iii) Details of wheel washing facilities including location and type;
 - (iv) The areas for the storage of plant and materials;
 - (v) Location of site compound;
 - (vi) Details of relevant pest control measures;
 - (vii) Reasonable avoidance measures to avoid harm to the designated sites as set out in Section 5.3 of the Ecology Report;
 - (viii) Reasonable avoidance measures to protect amphibians as set out in paragraph 5.13 of the Ecology Report;
 - (ix) Reasonable avoidance measures to protect breeding birds. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance or building work shall 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, trees, scrub, hedgerows and vegetation shall be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected shall be submitted to and approved in writing by the local planning authority. Works shall then only be undertaken in accordance with the approved details;
 - (x) Reasonable avoidance measures to protect Water Vole and Otter as set out in paragraph 5.16 of the Ecology Report; for the avoidance of doubt, this shall include a pre-commencement check for Water Vole and Otter;
 - (xi) Reasonable avoidance measures to protect terrestrial mammals such as hedgehog as set out in paragraph 5.13 of the Ecology Report;
 - (xii) Reasonable avoidance measures to protect Reptiles as set out in paragraph 5.13 of the Ecology Report;
 - (xiii) Measures to avoid the spread of Himalayan balsam (as set out in the method statement within paragraph 5.17 of the Ecology Report); and
 - (xiv) Standard pollution control measures to protect all retained habitats, including wetlands;
 - (xv) Reasonable avoidance measures to protect bats as set out in paragraph 5.8 of the Ecology Report, including details of any lighting during the construction period.
 - (xvi) No construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays.

The CEMP shall be compiled in a coherent and integrated document and shall be made accessible to site managers, all contractors and sub-contractors working on site as a simple point of reference for site environmental management systems and procedures. All site works shall then proceed only in accordance with the approved CEMP unless otherwise submitted to and approved in writing beforehand with the Local Planning Authority.

Reason: To ensure satisfactory development of the site, to minimise the main environmental effects during the construction phase of the development, to ensure that appropriate measures are put in place in the interests of the amenity of neighbouring occupiers/areas, to prevent pollution of the environment, to protect and

promote biodiversity and in the interests of highway safety. This condition has been imposed in accordance with the National Planning Policy Framework (2021), Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies ENV2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy WM8 the Merseyside and Halton Joint Waste Local Plan, adopted 2013. The use of such a pre-commencement condition is necessary to ensure that the main environmental effects associated with the development can be managed, minimised and mitigated during the construction process.

NOTE: Any lighting shall be designed having regard to the Bat Conservation Trust website: <https://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting>

4. A. 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 (where 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.

Reason: To ensure contamination is appropriately identified and a strategy is in place before works commence on the site, to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and the general public and to comply with the National Planning Policy Framework (2021), Policies CS2 of the Knowsley Local Plan: Core Strategy 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development

Plan, adopted June 2006. The use of such a pre-commencement condition is necessary to ensure that the land is appropriately remediated if required, in the interests of protected human health and preventing pollution of the water environment.

5. 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.

Reason: To ensure contamination is appropriately identified and a strategy is in place before works commence on the site, to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and the general public and to comply with the National Planning Policy Framework (2021), Policies CS2 of the Knowsley Local Plan: Core Strategy 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

6. 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.

Reason: To ensure contamination is appropriately identified and a strategy is in place before works commence on the site, to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and the general public and to comply with the National Planning Policy Framework (2021), Policies CS2 of the Knowsley Local Plan: Core Strategy 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

7. 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: To ensure contamination is appropriately identified and a strategy is in place before works commence on the site, to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and the general public and to comply with the National Planning Policy Framework (2021), Policies CS2 of the Knowsley Local Plan: Core Strategy 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

8. Prior to the erection of any lighting during the operational phase of the development hereby permitted, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme prior to the development being brought into first use or within a timetable for implementation that has previously been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, such a scheme shall be accompanied by a maintenance strategy to ensure its future operation and the lighting shall then be maintained in accordance with the approved details.

Reason: In the interests of biodiversity and visual/residential amenity in accordance with policies CS2, CS19 and CS21 of the Knowsley Local Plan Core Strategy 2016.

NOTE: Lighting shall be designed having regard to the Bat Conservation Trust website: <https://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting>

9. The development hereby permitted shall not be brought into use until details of bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been submitted to and approved in writing by the Local Planning Authority. The bird boxes shall then be erected in accordance with the approved details.

Reason: To promote biodiversity in accordance with policies CS2 and CS8 of the Knowsley Local Plan Core Strategy and the NPPF.

10. No development shall commence until a detailed sustainable surface water/SUDS based drainage scheme, based on the principles of The SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Level 2) has been submitted to and approved in writing by the Local Planning Authority. The applicant shall provide suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out below and shall include, but not be limited to, the following.
- (i) The maximum rate of discharge of surface water, off-site, shall not exceed 2l/s and be in line with the drainage strategy as set out within the Flood Risk Assessment Report reference 784-B028286, dated September 22, unless otherwise submitted to and approved in writing by the Local Planning Authority (and if it agreed that infiltration is discounted by the investigations);
 - (ii) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (iii) Levels of the proposed drainage systems including proposed ground and formation levels in AOD; and
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;
 - (v) Management and maintenance details.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to the proposed development being brought into use, or as set out in a timetable for implementation that has previously been submitted to and approved in writing by the Local Planning Authority, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory sustainable drainage system is provided to secure proper drainage and to manage the risk of flooding and pollution, in accordance with the NPPF, 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 2016. This is a pre-commencement condition to ensure that a sustainable drainage system is considered early on and factored into the development to secure proper drainage.

11. The development hereby permitted shall be carried out in accordance with the Arboricultural Constraints Appraisal dated June 22 prepared by Bowland Tree Consultancy Ltd and the Tree Impact Appraisal and Protection Scheme dated February 2023, by Bowland Tree Consultancy Ltd, submitted with the application.

5 working days advance notice shall be given to the Local Planning Authority prior to the erection of any tree protective fencing. The tree protection fencing shall be erected prior to the commencement of development and shall be retained throughout the construction process.

Reason: To promote and protect biodiversity and in the interests of visual amenity. This condition is imposed having regard to policies CS2, CS8 and CS21 of the Local Plan Core Strategy, saved policy DQ4 of the Knowsley Replacement Unitary Development Plan and the NPPF. Notice of the erection of the protective fencing is required pre commencement to ensure that the LPA is aware that these works are being carried out before construction activity begins in the interests of protecting the trees within/adjacent to the site.

12. Prior to any above ground works, full soft and hard landscaping details shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall relate to all soft and hard landscape areas and shall include, but not be limited to:

- a) Land-levels and gradients (to include levels of adjacent land);
- b) Tree replacement planting on a 1:1 or 2:1 basis (10 or 20 replacement trees). The scheme shall include the location, size and species of the replacement trees. The trees shall be a minimum of 20-25cm girth for any 1:1 replacements and a minimum 12-14cm girth for any replacement trees provided on a 2:1 basis;
- c) The landscaping scheme shall include planting plans, specifications and schedules, planting size, species and numbers/densities and trees and vegetation to be retained;
- d) The proposed longer-term maintenance of all hard landscaped, planted and/or turfed areas;
- e) Type, colour and texture of the materials to be used;
- f) Timetable for implementation.

The approved soft landscaping shall be wholly implemented in its finally approved form within the first available planting season following the access hereby permitted being brought into first use or within the timetable for implementation approved under f) above.

Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage. The hard landscaping scheme shall be fully constructed in accordance with the approved details in accordance with timescales approved under f) above.

Reason: In the interests of visual amenity and to protect and preserve biodiversity in accordance with the National Planning Policy Framework (2021), National Design Guide (2019), Policies CS2, CS19, SUE2 and CS21 of the Knowsley Local Plan Core: Strategy, adopted January 2016 and Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

13. Prior to the construction of the approved vehicular access hereby permitted, full details for a scheme of roundabout road markings at the neighbouring Carr Lane/Prescot Park Way/Cables Way roundabout shall be submitted to and approved in writing by the Local Planning Authority. The approved road markings shall be implemented in accordance with the approved details prior to the vehicular access hereby permitted being brought into use.

Reason: In the interests of highway safety. This condition has been imposed having regard to the National Planning Policy Framework (2021) and Policies CS2, CS7, CS19 and SUE2 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

14. No part of the vehicular access shall be brought into use until a visibility splay to the east of 2.4metres by 59metres has been provided at the proposed site access junction with Prescot Park Way. The splays shall be provided clear of obstructions to visibility above the height of 0.6metres measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: In the interests of highway safety in accordance with the National Planning Policy Framework (2021) and Policies CS2, CS7, CS19 and SUE2 of the Knowsley Local Plan: Core Strategy, adopted January 2016

15. Prior to any part of the swale or outfall into Logwood Mill Brook / Prescot Brook being constructed, full details of the swale including levels, materials, siting, landscaping, cross sections including the siting of the outfall in relation to the Brook and sections to show where the pipe will outfall from, shall be submitted to and approved in writing by the Local Planning Authority. The swale and outfall shall then be constructed in accordance with the approved details prior to the development being first brought into use.

Reason: In the interests of visual amenity and to ensure that the outfall is constructed to reduce the impact of the development on the greenspace and Green Belt. This condition has been imposed having regard to policies CS2, CS5, CS8, S19 and CS21 of the Knowsley Local Plan Core Strategy and the NPPF.,

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/01/2023	CBO-0206-012	REV G	PROPOSED ACCESS ARRANGEMENT FROM PRESCOT PARK WAY (WITH PHOENIX 2 DUO)
12/01/2023	CBO-0206-012	REV G	PROPOSED ACCESS ARRANGEMENT FROM PRESCOT PARKWAY (WITH LARGE CAR TRACKING)
12/01/2023	CBO-0206-012	REV G	PROPOSED ACCESS ARRANGEMENT FROM PRESCOT PARK WAY (WITH FTA DESIGN

			ARTICULATED VEHICLE)
12/01/2023	CBO-0206-012	REV G	PROPOSED ACCESS ARRANGEMENT FROM PRESCOT PARK WAY - LAYOUT PLAN
14/03/2023	1321-001	-	LOCATION PLAN

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Clare Appleyard on 0151 443 2848)

ARTICLE 35 STATEMENT

Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

- 2 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.
- 3 **Street Lighting and/or signing**
The relocation of existing lighting columns and provision of new lighting columns, and signing, on the existing public highway or highway proposed for adoption, would need to be funded by the applicant and dealt with as part of the s38/s278 highway agreement. All new street lighting and signing to be installed on the existing public highway or highway proposed for adoption will be subject to a commuted sum to cover its future maintenance as part of the Council's Street Lighting and Signing PFI Contract. The relocation of existing street lighting columns or signing will need to be undertaken/agreed by the Street Lighting and Signing PFI Contract Service Provider. The applicant is advised to contact Knowsley Council's Street Lighting Manager Eddie Daley, email: eddie.daley2@knowsley.gov.uk to discuss the matter further.
- 4 **Combined s38 and s278:**
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 does not negate the need for the submission and approval of highway engineering details for inclusion in an agreement under s38 and s278 of the Highways Act 1980 (for roads proposed for adoption and connection of off-site highway works onto the existing adopted highway respectively). The applicant is advised to contact the site development team, email: SiteDevelopment@knowsley.gov.uk to discuss the matter further. The highway fees applicable for a combined s38/s278 highway agreement are available on the Knowsley Council website here: <https://www.knowsley.gov.uk/residents/roads/highway-fees-and-charges>
- 5 The Environmental Permitting (England and Wales) Regulations require a permit to be obtained for certain activities such as works within 8 metres of a main river (16 metres if tidal). The applicant is referred to the advice contained in the Environment Agency advice letter.
- 6 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

Executive Director - Regeneration and Economic Development

Date: 3 April 2023

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.
4. A fee is normally payable to discharge planning conditions in accordance with government regulations.
5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.
6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Knowsley Council
By email

Your ref: 22/00376/FUL
Our ref: DC/22/3403
Date: 15-NOV-22

Dear Planning Team

**Location : Land To The South West Of The Junction Of Carr Lane And Prescott Park Way
Proposal: CONSTRUCTION OF 1 NO. VEHICULAR ACCESS FROM PRESCOT PARKWAY TOGETHER
WITH ENGINEERING WORKS CONSISTING OF THE EXCAVATION AND CONSTRUCTION OF A
DRAINAGE SWALE AND OTHER ASSOCIATED WORKS.**

United Utilities wish to make the following comments regarding the proposal detailed above.

DRAINAGE

Further to our review of the submitted documents, Surface Water Drainage Strategy ref: PRJ01-TTE-00-ZZ-DR-C-0001-P02, dated 3/5/2021, we can confirm the proposals are acceptable in principle. However there is insufficient information on the detail of the drainage design. Should planning permission be granted we request the following condition is attached to any subsequent Decision Notice:

CONDITION

Prior to the commencement of development, details of a sustainable surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;***
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);***

- (iii) Levels of the proposed drainage systems including proposed ground and formation levels in AOD; and*
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable.*

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to the proposed development being brought into use, the drainage schemes 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.

The applicant can discuss any of the above with Developer Engineer, **Josephine Wong**, by email at wastewaterdeveloperservices@uuplc.co.uk.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

Management and Maintenance of Sustainable Drainage Systems

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development. You may find the condition below a useful example.

Prior to the proposed development being brought into use a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and 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.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

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.

Please note United Utilities cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company. We would not be involved in the discharge of the management and maintenance condition in these circumstances.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

Where United Utilities' assets exist, the level of cover to United Utilities' pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines'. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational. A copy of this document is available on our website.

We request that a copy of this letter is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team

Knowsley Metropolitan Borough Council
Planning Policy
PO Box 26, Department of Planning and
Development Griffith's Road
Huyton
LIVERPOOL
L36 9FB

Our ref: SO/2022/122525/01-L01
Your ref: 22/00376/FUL
Date: 06 October 2022

Dear Clare Appleyard

**CONSTRUCTION OF 1 NO. VEHICULAR ACCESS FROM PRESCOT PARKWAY
TOGETHER WITH ENGINEERING WORKS CONSISTING OF THE EXCAVATION
AND CONSTRUCTION OF A DRAINAGE SWALE AND OTHER ASSOCIATED
WORKS.**

**LAND TO THE SOUTH WEST OF THE JUNCTION OF CARR LANE AND PRESCOT
PARK WAY, PRESCOT**

Thank you for consulting us on the above application, on 27 September 2022.

Environment Agency Commentary

This development site appears to have been the subject of past industrial activity which poses a medium or high risk of pollution to controlled waters.

However, we are unable to provide site-specific advice relating to land contamination as we have recently revised our priorities so that we can focus on:

- Protecting and improving the groundwater that supports existing drinking water supplies
- Groundwater within important aquifers for future supply of drinking water or other environmental use

We recommend that you refer to our published '[Guiding Principles for Land Contamination](#)' which outlines the approach which should be adopted when managing this site's risks to the water environment.

We also advise that you consult with your Environmental Health/Environmental Protection Department for advice on generic aspects of land contamination management. Where planning controls are considered necessary, we recommend that the environmental protection of controlled waters is considered alongside any human health protection requirements. This approach is supported by paragraph 174 of the National Planning Policy Framework.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

We would advise that early engagement with us regarding the outfall would be beneficial.

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Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

Liza Willow

Planning Advisor

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