

Network Space

Land at Alchemy Way Knowsley

Planning Statement

Revision Record

Revision Reference	Date of Revision	Nature of Revision	Revision Author	Checked By
A	March 2023	Issue to Council	LY	GW
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01 Introduction

Introduction

- 1.1 Spawforths have been instructed by Network Space Ltd to submit a full planning application for the Alchemy site, located off Alchemy Way, East Lancashire Road, Knowsley.
- 1.2 The description is as follows:

FULL APPLICATION FOR EMPLOYMENT DEVELOPMENT COMPRISING TWO UNITS (USE CLASS E (G) (II) (III) / B2 / B8 USE) WITH ANCILLARY E (G) (I) OFFICE SPACE, CAR PARKING AND VEHICULAR, PEDESTRIAN CIRCULATION WITH ACCESS ONTO ALCHEMY WAY

Supplementary Information

- 1.3 The Applicant has taken professional advice from a development team and supplementary information has been prepared in support of the application by the following consultants:

Spawforths – Planning Statement

AEW – Design & Access Statement and Architectural Drawings

Tree Solutions Ltd – Tree Survey and Arboricultural Impact Assessment

Rachel Hacking Ecology – Extended Phase 1 Habitat Survey

RPS – Phase 1 Geo-environmental Preliminary Risk Assessment including Coal Mining Risk Assessment and Phase 2 Geo-environmental Report

RPS – Flood Risk Assessment

Red Acoustics – Noise Impact Assessment

Hydrock – Air Quality Assessment

Pell Frischmann – Transport Statement

Pell Frischmann – Travel Plan

Hannans – Energy and Sustainability Statement

Spawforths – Health and Wellbeing Assessment

Spawforths – Economic Statement

Fusion 21 – Social Value Strategy

Hannans – Lighting Scheme Statement

02 Site Context and Development Proposals

Site Context

- 2.1 The 3.09 hectare (7.63 acre) Site is located on the A580 (east Lancashire Road) in Knowsley, adjacent to the M57. The Site forms part of the Knowsley Industrial Park and is located approximately 2.5 miles from the town of Kirkby, 6 miles west of St Helens and 7 miles to the north-east of Liverpool City Centre. The Site has easy access to transport links to Liverpool, Manchester and beyond.
- 2.2 The Site forms part of the remaining undeveloped plots of the Alchemy Business Park owned by Network Space, which was originally granted outline permission in 2002 (ref: 02/00480/OUT) and a further hybrid permission in 2016 (ref: 16/00567/HYB).
- 2.3 The spine road into the Site (Alchemy Way), and servicing into each plot has been constructed and implemented as part of an earlier phase of development, which comprises 14 modern industrial units to the north east of the Site and 3 further units to the south west of the Site.
- 2.4 The plot to the northwest of Alchemy Way is the subject of this Planning Application which comprises area of grassland and scattered scrub at present.



Figure 1.1 Red Line Plan

2.5

- 2.6** The Site is reasonably flat with light vegetation around parts. The western plot's access comes off the main Alchemy Way access road on the eastern boundary which also has some existing trees. To the north of the site is an existing hedgerow / trees followed by an empty field and west of that a large industrial unit. To the east, there are many existing trees bounding the site. To the south, there are three existing units with a similar scale to unit 4. To the west of the Site is a significant tree belt with further industrial uses beyond it.

Planning History and Non-Policy Designations

Relevant Planning History

2.7 The relevant and most recent planning applications have been identified below:

Application Ref.	Description of Development	Site Address	Decision
02/00480/OUT	Outline application for development falling within classes A3, B1, B2, B8, C1 and D2(e)	Land between St Ivel and Yorkshire Metals off East Lancashire Road Kirkby Knowsley	Approved 01.08.2002
16/00506/SO	Environmental Impact Assessment Screening Opinion Request in respect of a Hybrid Application for B1(b), B1(c), B2 and B8 employment uses with ancillary B1(a) office space	Vacant land at Alchemy Way Knowsley Industrial Park Kirkby Knowsley	EIA not required 24.08.2016
16/00567/HYB	Full application for the erection of 3 no. units B1(b), (c) B2/ B8 Use (up to 9,707m ²), re-profiling of existing bunds and landscaping works, access, parking and ancillary works. Outline application for B1(b), (c)/ B2/ B8 Uses with ancillary B1(a) office space (up to 16,351m ²), landscaping, parking and ancillary works.	Alchemy Way Knowsley Industrial Park Kirkby Knowsley	Approved 26.03.2018

Relevant Non-Policy Designations

2.8 The relevant non-policy designations have been identified below:

Non Policy Designations or Planning Consideration	Site Address/ Proximity to Site
Conservation Area	The Site is not within a Conservation Area.
Listed Buildings	None on the Site.
Ancient Monuments	None on the Site.
Archaeological Sites	None on the Site.
Tree Preservation Orders	None on the Site.
SSIs/ SSSIs	There are no SSSIs in the immediate location surrounding the Site.
Flood Risk Zone	Flood Zone 1
Other Ecology Designations	Otis Meadow (LWS) is located adjacent to the Site along northern boundary. Kraft Operational Land (LWS) sits adjacent to the Site along the western boundary.

Non Policy Designations or Planning Consideration	Site Address/ Proximity to Site
Rights of Way (PROW/ Bridleway)	No PROWs within the Site.
AONB or Landscape Designation	There are no AONBs or Landscape Designations in the immediate location surrounding the Site.

Development Proposals

- 2.9 The Proposed Development is for employment land comprising the following:

FULL APPLICATION FOR EMPLOYMENT DEVELOPMENT COMPRISING TWO UNITS (USE CLASS E (G) (II) (III) / B2 / B8 USE) WITH ANCILLARY E (G) (I) OFFICE SPACE, CAR PARKING AND VEHICULAR, PEDESTRIAN CIRCULATION WITH ACCESS ONTO ALCHEMY WAY

- 2.10 The Proposed Development is for 2 separate buildings comprising of 2 larger industrial units on the land to the north west of Alchemy Way. Each unit proposes ground floor and mezzanine floorspace.

- 2.11 The schedule of accommodation is as follows:

Unit	GIA m2/ ft2	Parking (incl. accessible spaces)
Unit4	9,768 m ² / 105,142 ft ²	134 (7)
Unit 5	3,906 m ² / 42,044 ft ²	50 (3)
Total	13,674 m² / 147,186 ft²	184 (10)

- 2.12 The Application Site formed part of hybrid planning permission which was granted in March 2018 (ref: 16/00567/HYB). The Proposed Development subject to this planning application relates to the outline element of the former Hybrid permission.

- 2.13 The proposal seeks flexibility regarding the employment use in order to secure a market facing planning permission which can react to change in market demand.

- 2.14 The development will comprise of steel portal framed units with robust external metal clad envelopes to ensure durability and security. The external envelopes will predominantly be built-up profile metal cladding to warehouse areas, with composite cladding panels to feature areas and mezzanine office

elements. The office elements are generally located at the prominent corners of the units to maximise the visual impact and unit identity when entering the site along the main spine road.

- 2.15** The colour pallet proposed is various tones of grey which provides further interest and a contemporary theme. The cladding colours will complement those units in close context which are visible on the approach to Alchemy Way.
- 2.16** The proposed development would complete this development parcel at Alchemy Business Park.

03 Statutory Policy Context

Statutory Development Plan

Local Plan

- 3.1 The Statutory Development Plan for Knowsley comprises the Core Strategy Local Plan (adopted January 2016) and the remaining saved planning policies in the Knowsley Replacement Unitary Development Plan (UDP) (adopted 2006, saved 2009), including the Local Plan Proposals Map.
- 3.2 The relevant Core Strategy and remaining Saved policies in the Replacement UDP relevant to this application are as follows:

Knowsley Core Strategy Local Plan

Policy	Summary
SD 1	Sustainable Development
CS 1	Spatial Strategy for Knowsley
CS 2	Development Principles
CS 4	Economy and Employment
CS 11	Principle Regeneration Area – Knowsley Industrial and Business Park
CS 19	Design Quality and Accessibility in New Development
CS 21	Greenspace and Trees

Knowsley Core Strategy Local Plan

Policy	Summary
CS 22	Sustainable and Low Carbon Development
CS 24	Managing Flood Risk
CS 26	Waste Management

Knowsley Replacement Unitary Development Plan

Policy	Summary
EC 3	Primarily Industrial Areas
T 5	Location of Major Traffic Generating New Development
T 8	Transport Assessments
DQ 2	Security in the Built Environment
DQ 3	Gateway Sites and Corridor
ENV 5	Contaminated Land

Site Specific Allocation

- 3.3 The Site is allocated in the UDP Replacement Proposals Map as a Primary Industrial Area, within Knowsley Industrial Park South under Policy EC3: Primarily Industrial Areas.

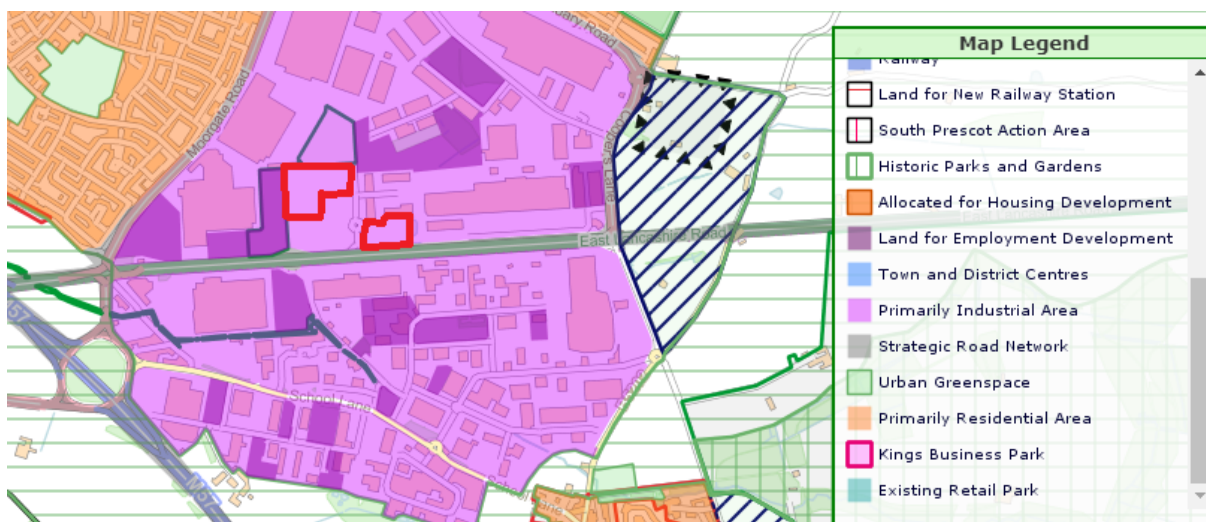


Figure 1.2 Site Allocation Plan

National Planning Policy Framework

- 3.4 The National Planning Policy Framework (The Framework) adopted in July 2021 is a key consideration as the statement of national policy and should therefore be taken into account and given appropriate weight when assessing this development prospects on this Application Site.
- 3.5 Adopted as an expression of national planning policy, The Framework sets out presumption in favour of sustainable development and the Government's key objectives, including to build a strong, responsive and competitive economy.
- 3.6 Sustainable development is defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'. Paragraph 8 of the Framework sets out three dimensions of sustainable development: economic, social and environmental and sets out that to achieve sustainable development, the three overarching objectives, need to be pursued in mutually supportive ways to achieve net gains across each of the different objectives.
- 3.7 Paragraphs 81-83 state that significant weight should be placed on the need to support economic growth, taking into account both local business needs and wider opportunities for development. Paragraph 83 particularly notes that planning decisions should recognise and address specific

locational requirements of different sectors, with particular reference to networks of knowledge and data-driven, creative or high technology industries, as well as for storage and distribution operations at a variety of scales.

- 3.8 Paragraph 126 states that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Other Statutory Planning Considerations

- 3.9 The Supplementary Planning Documents (SPDs) relevant to this application are:

- Ensuring a Choice of Travel SPD
- Design Quality in New Development SPD
- Developer Contributions SPD
- Adding Social Value to Development: Employment and Skills SPD

04 Reasoned Justification

Reasoned Justification

- 4.1 The Application proposes the development of the final phase of employment development at Alchemy Way, Knowsley.
- 4.2 It will be shown that the application proposals accord with the provisions of the development plan and there are no material considerations, which warrant refusal of planning permission for this scheme.
- 4.3 This section evaluates the application proposals against the following issues:
 - Principle of Development
 - Design
 - Other material considerations including Highways, Ground Conditions, Flood Risk and Drainage, Green Infrastructure, Noise, Air Quality and Energy and Sustainability

Principle of Development

- 4.4 The Site is allocated in the UDP Replacement Proposals Map as a Primary Industrial Area, within Knowsley Industrial Park South under Policy EC3: Primarily Industrial Areas. This policy recognises these established primary industrial areas are appropriate locations for E (g), B2 and B8 uses.
- 4.5 The principle of employment development on the Site is firmly established by its employment allocation under Policy EC3 and the previously received planning permissions, dating back to 2002 and 2018, which granted approval for A3, B1, B2, B8, C1 and D2(e) uses and facilitated delivery of the road infrastructure and services into the Site.
- 4.6 The application proposals seek to develop employment units for operations falling within Use Class E (g) (ii) (iii), B2 and B8 with ancillary E (g) (i) office space within Knowsley Industrial Park. These uses are consistent with Policy EC3 and will make a positive contribution to economic growth and regeneration, attracting inward investment and creating employment opportunities within this part of Knowsley.
- 4.7 With regards to the adopted Core Strategy Local Plan 2016, it is considered that the development proposals are in general compliance with the strategy and Policy CS4 which seeks to promote sustainable economic growth in Knowsley. There is clear policy support for the development of the Site for employment use and the development of the Site will deliver key strategic benefits to the Borough.
- 4.8 Further support for the scheme is identified within the NPPF. Paragraph 81 confirms that significant weight should be placed on the need to support economic growth and productivity. The Proposed

Development seeks to bring the Site forward for a flexible E (g) (ii) (iii), B2 and B8 employment use with ancillary E (g) (i) office space attracting modern and innovative industries to locate and operate there as market interest dictates.

- 4.9 The proposal seeks flexibility regarding the employment use in order to secure a market facing planning permission which can react to change in market demand. This is common practice for employment sites and that precedent already exists at this Site, set by the former hybrid permission (ref: 16/00567/HYB). As such, we are seeking the same flexibility for this planning application.
- 4.10 The Proposed Development will have a positive socio-economic impact and will bring benefits to the local and wider area. This proposal will bring vacant land into beneficial economic use. It is considered to be in accordance with the Core Strategy Local Plan and the NPPF.

Design

- 4.11 A Design and Access Statement has been prepared by AEW in support of the Application. The proposed access into the Site will be taken from Alchemy Way.
- 4.12 The scale and height of the proposed buildings will match those of the surrounding area, with building heights for unit 4 being 18.4m to ridge and 15m to the underside of the haunch and unit 5 being 14.2m to ridge and 10m to the underside of the haunch which is based on industry standards for maximised let-ability in the market.
- 4.13 The development will comprise of steel portal framed units with robust external metal clad envelopes to ensure durability and security. The external envelopes will predominantly be built-up profile metal cladding to warehouse areas, with composite cladding panels to feature areas and mezzanine office elements.
- 4.14 The office elements to the units are generally located at the prominent corners to maximise the visual impact and unit identity when entering the site along the main spine road. The colour pallet proposed is various tones of grey which provides further interest and a contemporary theme. The cladding colours will complement those units in close context.
- 4.15 The layout allows for car parking to be located adjacent to the entrances of each unit. Car parking next to the office allows for safe pedestrian routes to the entrance, whilst encouraging natural surveillance of the car park. Accessible parking spaces are provided and located conveniently outside of the office entrance with dropped kerbs to allow for inclusive access, as well as electric vehicle charging points.
- 4.16 The design of this new facility incorporates the full provision required under Building Regulations Approved Document M plus facilities to promote cycle to work ideals with secure cycle storage. As the service yard and storage areas are considered unsafe environments for the wheelchair bound, visually and audibly impaired, provision under Building Regulation Approved Document M has been limited to the provision of ambulant disabled staircases and steps within these areas as necessary.
- 4.17 As such, all building works will be carried out in accordance with Building Regulations and the latest British Standards with all proprietary materials to be used strictly in accordance with the manufacturers recommendations.

Other Material Considerations

Economic Benefits

- 4.18 Spawforths have prepared an Economic Statement which accompanies this planning application and sets out the economic benefits that are expected to arise from the proposals during the construction and operational phases of development, with specific regard to Jobs and GVA.
- 4.19 There are benefits arising from the investment in constructing new industrial units. Based on the provision of 13,674 sq.m (GIA) of employment floorspace, the construction value of the Proposed Development is estimated to be circa £15.79M, excluding professional fees (based on benchmarks £ per sq.m provided by the applicant). Based on these construction costs, total construction employment generated by the Proposed Development could amount to some 131 person years, which equates to 13 Full Time Equivalents (FTE) (gross direct).
- 4.20 The likely net employment creation associated with the construction of the Proposed Development, is estimated to be 132 (person years) (net additional direct, indirect and induced jobs) or 13 FTE's. This has been based on the relevant ready reckoners contained within the HCA Additionality Guide, 2014). Consideration has been given to the potential for leakage (jobs going to residents outside the local area) and displacement (jobs moving from elsewhere within the area). In determining the appropriate levels of leakage, displacement and multipliers, regard has been given to the Sites location, and accessibility to the local population, the skills profile of the local labour force, and the Social Value strategy which will impact upon local recruitment and the supply chain.
- 4.21 The selected contractor will commit to working with local partners to ensure that local supplier benefits are maximised where possible, and that there will be targeted recruitment and training to maximise the impact of the development locally and promote social value. The separate Social Value Strategy details the proposed measures to maximise the delivery of social value. This has the potential to increase the level of net additional jobs through increasing the strength of local linkages within the supply chain and reduce the leakage and displacement effects.
- 4.22 Based on a GVA per employee of £52,799 assuming a total of 14.7 FTE's (direct, indirect and induced) and accounting for displacement, the net additional GVA impact arising from the direct construction related employment phase is estimated to be £0.77 M per annum during the construction period.
- 4.23 Consistent with the Social Value strategy the Proposed Development will seek to maximise the opportunities for local employment and training opportunities and apprenticeships, including through targeted recruitment strategies.
- 4.24 In terms of operational phase impacts, this level of floorspace could create a direct total of 239 FTE jobs in the local area, utilising the HCA Employment Density Guide 3rd Edition (November 2015).
- 4.25 The increase in economic activity and investment will have knock-on effects in terms of the local supply chain, as well as supporting the growth of local services and facilities through the attraction of additional expenditure. The Proposed Development will result in additional indirect and induced jobs

growth. The Proposed Development, once fully occupied is estimated to create 161 FTE net additional jobs (direct, indirect and induced).

- 4.26** Based on a GVA per filled job figure for the area of £52,799, the net additional GVA impact arising from direct employment is estimated to be £8.98 per annum during the lifetime of the project.
- 4.27** In conclusion the Proposed Development will contribute to achieving the strategic aims, objectives and policies of the Plan, bringing forward new high quality employment development on an allocated site within a Principal Regeneration Area. The Site is located in an area identified as experiencing significant levels of deprivation. Bringing forward development on this vacant site will provide high quality industrial units, generate economic growth, deliver investment and create employment and training opportunities for the local area and wider benefits to the people of Knowsley.
- 4.28** It is evident that the Proposed Development will generate substantial economic benefits for the area. These will be particularly focused within Knowsley, reinforcing the role of the Borough, attracting wider investment and support businesses to grow and deliver high quality, sustainable employment opportunities.

Highways and Transportation

- 4.29** The statutory development plan seeks to ensure that development proposals encourage alternative means of travel to the private car, and local infrastructure is capable of serving the new development proposals and where appropriate physical measures are introduced to reduce the impacts of motor traffic in line with national policy and Local Plan policies.
- 4.30** A Transport Assessment (TA) and Travel Plan (TP) have been prepared by Pell Frischmann to support the planning application.
- 4.31** Vehicle access to Unit 4 will be provided via the existing spur from the western arm of the roundabout. Unit 5 will be served from a priority T-junction onto Alchemy Way which is located to the north of the junction with Platinum Court.
- 4.32** The parking standards within Knowsley Metropolitan Borough Council are provided within the Ensuring a Choice of Travel SPD. The worst case/ most intensive scenario has been applied when assessing the Site.
- 4.33** B2 parking standard to the total floor space of 13,674 sqm results in a maximum parking provision of 304 spaces. The proposed site layout plans shows a total of 184 car parking spaces (excluding accessible spaces) and is therefore in accordance with the standards (61% of the maximum levels). The parking provision is reasonable when taking into consideration the sustainable location of the Site.
- 4.34** A total of 10 accessible parking spaces are proposed on site which equates to 5.1% of the total parking provision or 5 % of the B2 standard maximum provision, and therefore the 5% minimum set out in the SPD is met. Electric vehicle charging points are not specified within the SPD however it is proposed that EV charging spaces will be provided at a ratio of 10% (19 spaces) of the provided car parking.

These levels are considered to be appropriate for the scale of the development and would encourage more sustainable travel to and from the site.

- 4.35 The TA states that the level of additional traffic will not adversely impact on the operation of the surrounding highway network.
- 4.36 The TP aims to achieve a 10% decrease in car driver mode share within the next 5 years which will be measured by a corresponding increase in the overall mode share for walking, passenger cycling and public transport use. It is noted that this target is provisional and will be updated if required.
- 4.37 Overall, it is considered that the proposed development accords with the principles of the NPPF and Local Plan policies, in addition to representing sustainable development which is deemed acceptable in highways terms.

Ground Conditions

- 4.38 RPS Consulting Services Ltd have prepared a Phase 1 Geo-environmental Preliminary Risk Assessment.
- 4.39 A Phase 1 Geo-environmental Desk Study report was prepared for the wider development site in June 2016 by WYG. This report supported the hybrid planning application (ref: 16/00567/HYB) and recommended that a comprehensive ground investigation is undertaken across the wider site, including Option 2 and Option 5 site to which this planning application relates to.
- 4.40 The Preliminary Risk Assessment by RPS states that Made Ground deposits are known to be present across the site and as indicated by previous investigations to be of thicknesses 2.70 bgl. These deposits may represent a potential source of contaminants and where putrescible, ground gas. Visual evidence of asbestos/ cement roof sheeting was recorded during historical investigation to the east of the site.
- 4.41 In areas of the site covered by buildings or hardstanding the risks to future on site human health receptors via the pathways of dermal contact and ingestion will be mitigated. However, in areas of soft landscaping, the pathways or dermal contact in ingestion could still be active. Additionally, there would be potential for the airborne migration of soil/dust from these areas. There is potential for ground gases to be generated where Made Ground beneath the site, in particular where it is putrescible in nature, and this could potentially impact future on site or off-site occupiers via the inhalation pathway to indoor areas.
- 4.42 The presence of buildings and hardstanding are likely to reduce post-development surface water infiltrators, in turn reducing the potential for leaching of any mobile soil contaminants.
- 4.43 The outline conceptual site model (CSM) produced upon completion of the desk study assessment has identified a limited number of potential pollutant linkages that may be active upon completion of the proposed redevelopment. These are primarily associated with the presence of Made Ground beneath the site (including asbestos and cement roof sheeting which was recorded during historical investigation in the east of the site) that may impact future site users via the dermal contact/ingestion pathways and through the generation of ground gas, where putrescible material are present, to impact human health receptors via the inhalation pathway to indoor areas.

- 4.44** It is recommended that the potential for these linkages to be active is assessed through an intrusive Phase 2 Site Investigation.
- 4.45** It is likely that the pollutant linkages, if active, will be such that they could be mitigated by the use of typical measures such as a surface cover system, gas protection measures and 'barrier' water supply pipe. There may however be a requirement for a degree of remediation and increased soil/groundwater disposal cost may be realised.
- 4.46** The Site Investigation was carried out between the 1st of August 2022 and 4th August 2022 by RPS and comprised drilling of two boreholes to depths of approximately 10.00m below ground level (bgl) using cable percussion techniques (CPo3 to CPo4); drilling of four boreholes to depths of up to approximately 5.00m bgl using window sample techniques (WSO4 to WSO7); and excavation of six trial pits to depths of up to approximately 3.50m bgl using a mechanical excavator (TPo4 to TPo9), two of which were utilised for Building Research Establishment (BRE) Digest 365 infiltration testing.
- 4.47** Ground conditions at the sites comprise Made Ground to depths of between 1.20 and 3.80m bgl where fully penetrated. This was underlain locally in Parcel 1 by Sediment Deposits at thickness of 0.10 to 0.30m.
- 4.48** The quantitative risk assessment identifies a potential risk to human health associated with presence of asbestos in shallow soils. Following redevelopment, hardstanding and building cover will need to provide an effective barrier to break the pathways of dermal contact, ingestion and inhalation of contaminated dust to future site users. This would also prevent the migration of contaminated dust towards off-site receptors. However, for any areas of proposed soft landscaping a 300mm cover of certified clean topsoil cover should be provided to break these pathways.
- 4.49** Several speciated PAH compounds and total cyanide were recorded at concentrations above their EQS AC within the groundwater sample collected from the shallow groundwater body encountered within the Made Ground in WSO2. Groundwater encountered across the site is considered to be a continuous body and is likely in hydraulic connectivity with the underlying Principal Aquifer. The local cohesive deposits within the Made Ground and the Glacial Till may potentially limited lateral and vertical migration where present. The Made Ground across the site is described as containing clinker, coal and other man-made constituents which are known to be high in PAHs, therefore the source of the elevated PAHs may be the presence of these materials within the Made Ground. However, it should be noted that the exceedances are limited to a single borehole located in the centre of the site and are not wide spread. Concentrations are also considered to be marginal in nature.
- 4.50** Given the distance to the surface water receptors and the closest groundwater abstraction point and the presence of these cohesive layers within the strata, it is not considered that the groundwater beneath the site poses a significant risk to controlled waters in the vicinity of the site. In addition, the proposed development, which comprises covering the site largely in hardstanding and buildings, will reduce the infiltration and therefore leaching of the potential source within the Made Ground.
- 4.51** Based on the ground gas monitoring, undertaken on site as part of the current investigation CIRIA CS2 is considered applicable. However significant concentrations of methane and carbon dioxide were recorded consistently throughout the monitoring. Therefore, it is recommended that that further monitoring is undertaken to determine the long-term gas generation at the site and to enable further

assessment of the potential risk to be undertaken prior to confirmation of the gas characterisation situation and design of the gas protection measures.

- 4.52** Based on an earthworks acceptability criterion of achieving 95% of Maximum Dry Density (determined by 2.5kg hammer method), and setting a maximum air voids content of 5%, a maximum moisture content of 23% would be deemed appropriate, and as such some limited moisture conditioning may be necessary.
- 4.53** It is expected if the redevelopment platform levels allow, then shallow spread footings founded within the undisturbed near-surface Glacial Till/ Chester Formation are likely to be an appropriate option for founding lightly to moderate loaded structures. Based on this loading criteria it is anticipated that the bearing capacity of the Glacial Till will be up to 100kN/m² whilst the Chester Formation stratum is anticipated to have a bearing capacity of up to 220kN/m².
- 4.54** If heavier structural loads are required, then anticipated pile foundations will be adopted where the piles are terminated within the deeper deposits of Glacial Till or socketed into the Chester Formation.
- 4.55** It is recommended that a preliminary design CBR value of 2% (subgrade modulus of 27MPa) be selected with a minimum thickness of pavement of 450 mm provided to limit deterioration of the sub grade by frost action. Any soft spots should be excavated and replaced by suitable engineered fill. A geotextile should be placed to ensure separation of the granular fill from the underlying formation.
- 4.56** A Design Sulphate Class of DS-1 and an Aggressive Chemical Environment for Concrete (ACEC) Classification of AC-22 would be appropriate for all buried concrete structures. Based on the undertaken soakaway tests across the site infiltration drainage will not be a viable solution for this site.
- 4.57** Given the variable presence of groundwater at shallow depths throughout the site, dewatering measures may be required for the construction excavation works.
- 4.58** In accordance with the relevant policy, the impacts are considered to be minor and can be controlled through a detailed remediation strategy.

Flood Risk and Drainage

- 4.59** RPS have undertaken a Flood Risk Assessment and Conceptual Drainage Strategy.
- 4.60** The FRA confirms that the site falls within Flood Zone 1 and it is therefore considered 'low risk' from all flooding sources that were assessed, including fluvial sources, tidal flooding, sewer flooding, surface water, ground water sources, and reservoir failure.
- 4.61** Following the Drainage Hierarchy, the potential for storage and infiltration of runoff has been considered. The runoff generated by the proposed development will be attenuated by the geocellular attenuation crates before being discharged into the United Utilities surface water sewer.
- 4.62** Additionally, it has been demonstrated that the development meets the Sequential and Exception Tests imposed under the NPPF.

- 4.63** The FRA confirms that the development would be safe, without increasing flood risk elsewhere and that a positive reduction in flood risk would be achieved through the proposed surface water management. As such, the proposed development accords with the guidance set in the NPPF and the Local Plan.

Green Infrastructure (Trees and Landscaping)

- 4.64** Rachel Hacking Ecology have prepared an Extended Phase 1 Habitat Survey which supports the Planning Application. The Site comprises grassland, scattered scrub and trees. The Site is surrounded by commercial development with residential development to the west.
- 4.65** Japanese Knotweed *Reynoutria japonica*, an invasive, non-native species, as listed on Schedule 9 of The Wildlife & Countryside Act 1981 (as amended), was found within the site boundaries. Small stands were located along the northern boundary of the site.
- 4.66** No statutory protected sites are located within the site boundaries or immediately adjacent to the site boundaries. Two statutory protected sites are located within 5km of the site boundaries. Acornfield Plantation Local Nature Reserve (LNR) lies 1km north-east of the site. Croxteth LNR lies 1.2km south-west of the site.
- 4.67** The site does not lie within a SSSI Impact Risk Zone, which lists certain types of development that may have a deleterious impact on protected sites nearby.
- 4.68** No non-statutory protected sites exist within the site boundary. Otis Meadow Local Wildlife Site (LWS) borders the developments site's northern boundary. Two non-statutory protected sites are located within 2.5km of the site. Knowsley Brook LWS lies approximately 220 metres south of the site at its nearest point. Knowsley Park LWS lies 1.2km south-east of the site.
- 4.69** The Phase 1 Habitat Survey shows that there are no rare or locally rare plant species, there is no evidence of Great Crested Newts, bats or badgers. No statutory protected sites are located within the site boundaries or immediately adjacent to the site boundaries. There is a small area of Japanese Knotweed present on the Site which is recommended to be removed during the site clearance works.
- 4.70** The site offers generally good ecological value. The areas of continuous scrub are the most ecologically valuable habitats as these provide cover for predation, foraging habitat and nesting habitat for birds. The grassland and tall, ruderal herb areas offer a limited source of pollen and nectar for invertebrates.
- 4.71** A Construction Environmental Management Plan will be required which shows mitigation and protection measures of the neighbouring Otis Meadow LWS, including a buffer habitat of five metres will be required.
- 4.72** The Japanese Knotweed will be removed from the site using a recognised methodology as part of the proposed scheme.
- 4.73** Recommendations to bring biodiversity enhancements to the site include:

- Soft landscaping should include the provision of native and non-native flowering perennial species, to provide a pollen and nectar source for invertebrates.
 - Bird and bat boxes should be erected on the newly constructed buildings or retained trees where possible.
 - Tree planting of native species where practically possible.
 - 'Hedgehog holes' to be incorporated into the fencing of the site
- 4.74** It is important to recognise that this Site was granted planning permission for a similar employment scheme and site coverage in 2018 (planning ref: 16/00567/HYB) with landscaping details being considerable at that time. The Applicant would welcome discussions with the LPA relating to securing positive ecological enhancements within the Site during the course of the determination process to agree a reasonable and proportionate approach. If offsetting is required to deliver Biodiversity Net Gain to address any residual shortfall, the level and means will need to be agreed with the LPA.
- 4.75** Tree Solutions Ltd have prepared an Arboricultural Impact Assessment (AIA) in support of the Planning Application. A Stage 1 tree survey has been carried out.
- 4.76** In order to accommodate the Proposed Development the AIA states it will be necessary to remove tree numbers 1-4, 6, 7, G1 and part of G3 and G5. All the trees are low-grade naturally colonised scrub that offers only transient value. These trees aren't visually prominent and offer no amenity value. As such, these trees are categorised as 'C' grade and should not form material consideration to the planning application.

HSE - Control of major accident hazards regulations (COMAH)

- 4.77** The proposed layout has also been developed in accordance with the HSE PADHI Guidance from the HSE Planning Advice Web App, which advises on proposed developments near major hazard sites, given the sites location within HSE COMAH Zones.
- 4.78** Unit 5 falls within the Middle and Outer Consultation Zone for Contract Chemicals and a small part of the service yard to Unit 4.
- 4.79** Applying the HSE decision matrix, Unit 5 will have less than 100 occupants and will be less than 3 occupied storey's in height, therefore the HSE would not advise against employment development E (g) (ii) (iii), B2, B8 on this plot.
- 4.80** Only the service yard and car parking area of Unit 4 fall within the Middle and Outer Consultation Zone for Contract Chemicals, therefore the HSE would not advise against development of this type and scale in this location.

Noise

- 4.81** A Noise Impact Assessment has been prepared by Red Acoustic in support of the Planning Application. Environmental Surveys have been carried out to determine the existing levels of sound at the nearest

noise sensitive dwellings to undertake an assessment with respect of the guidance in BS4142:2014+A1:2019.

- 4.82** It has been shown that the predicated worst case sound levels at the nearest noise sensitive properties associated with the proposed new development are below the typical background levels measures and therefore are of low impact.
- 4.83** The survey results show that the noise impact is predicted to be low as the rating level is 37dB below the typical daytime background sound level. For night-time, the noise impact is predicted to be low as the rating level is 20db below the typical sound level.
- 4.84** As the final occupiers of the proposed development are not known at this stage, the nature of any plant items that may be installed in the future are unknown. At this stage, plant noise target limits are proposed to enable future design targets. These are set out in the Noise Assessment, however in line with the expected requirements from the LPA, the targets represent a level 10dBA below the existing measured typical background sound level.
- 4.85** The assessment concludes that the impact of the internal operational activities and associated vehicle movements are predicated to be low. No additional mitigation measures are proposed at this stage and the Proposed Development is considered to be compliant with policies set out in the Core Strategy Local Plan.

Air Quality

- 4.86** Hydrock have prepared an Air Quality Assessment to support the planning application. Knowsley Council does not currently have any AQMAs within their area of jurisdiction. The nearest AQMA is located approximately 1.3km south west of the site within Liverpool.
- 4.87** A qualitative construction phase assessment has been undertaken in line with IAQM guidance. The report recommends appropriate mitigation measure which can be implemented through good practice and it is expected that the release of dust would be effectively controlled and mitigated with the resulting effects considered to be 'not significant'. All dust impacts are considered to be temporary and short-term in nature.
- 4.88** In line with EPUK & IAQM guidance, detailed dispersion modelling using ADMS-Urban has been performed to assess the significance of potential impacts of the Proposed Development on local air quality. The modelling assessment has shown that the impact of the Proposed Development on local air quality is negligible for NO₂, PM₁₀ and PM_{2.5}. No exceedances of the relevant AQALs were identified. As such, the overall effect arising from change in operational phase trips is considered to be 'not significant'.
- 4.89** The proposed heating strategy will not involve any new combustion sources and therefore is beneficial in terms of air quality.
- 4.90** As such, the Proposed Development will comply with all relevant air quality policies and therefore should not pose any significant obstacles to the planning process.

Energy and Sustainability

- 4.91** Hannan Associates have prepared and Energy and Sustainability Statement assess the feasibility of incorporating Low and Zero Carbon design principles and technologies for the development at Plot H2A Estuary Business Park in accordance with Policy CS22 of the Core Strategy. In line with Policy CS22, the Applicant has considered passive and high efficiency systems, low and zero carbon technologies and principles in the design of the development.
- 4.92** Of these technologies the most suitable LZC technology for incorporation into the proposed development will be Air Source Heat Pumps and Photovoltaics. In conclusion this Statement confirms that the proposals will comply with the requirements of Policy CS22 and can integrate low carbon energy and decentralised energy networks into the proposal.

Social Value

- 4.93** In accordance with Core Strategy policies and the requirements of the SPD 'Adding Social Value to Development: Employment and Skills' and a Draft Social Value Strategy (SVS) for the Proposed Development has been submitted with this application by Consultants Fusion21.
- 4.94** The Social Value Strategy is prepared by Fusion21 at the request of the Council who have engaged them to prepare a SVS and identify realistic estimates of the social value training and employment weeks that the developer, through its appointed contractor and supply chain, would envisage being created by the construction and end use phases.
- 4.95** On approval of this plan by the Council it will form a compliance document and will be implemented by Network Space through its contractor/works package contractors supported by a site- specific social value delivery plan which Fusion21 will develop with the contractor (once appointed) unless otherwise agreed with the Council.
- 4.96** In accordance with the SPD the Council would like to see a Social Value Strategy commit to as many of the following measures as is practicably achievable:
- Provision of apprenticeships (or trainees where apprenticeships are not possible) for Knowsley residents aged under 25, which can be from the construction or end use phases, or a combination of the two;
 - Provision of employment opportunities in the end use phase and which have appropriate support to make them suitable for long-term unemployed Knowsley residents (i.e. those who have been out of work for at least two years);
 - Provision to notify the Council or any other agency nominated by the Council, of job vacancies arising from both the construction and end use occupation; and
 - Provision for delivery of bespoke pre-employment and skills training for Knowsley residents that will provide them with the skills to access the jobs that are being created.

4.97 Typical examples of the activities that developers, contractors and their supply chain are expected to undertake in support of the above measures include the following:

- Targeted recruitment and training requirements, ensuring that apprenticeship and other work opportunities for Knowsley residents help to alleviate unemployment;
- Targeted vacancy filling, maximising the use of employment support partners;
- Work placements for Knowsley residents designed to support education and learning;
- Participation in education initiatives, supporting the transition between school and work;
- Supporting the local supply chain, helping to develop a wider business base
- Provision of opportunities for social enterprises, which have explicit social, economic or environmental aims

4.98 Fusion21 have identified a Social Value Forecast and financial contribution set out in their report which will be controlled via a S106 agreement with Knowsley Council to deliver the measures set in the strategy.

05 Conclusion

Conclusion

- 5.1 This Planning Statement has been prepared in support of a full planning application for employment development comprising two units (Use Class E (G) (ii) and (iii), B2 and B8) with ancillary E (G) (i) office space, car parking and vehicular, pedestrian circulation with access onto Alchemy Way.
- 5.2 The Proposed Development will deliver up to 13,674 m² of employment floorspace making a positive contribution to economic growth and regeneration in the area, attracting inward investment and creating employment opportunities for this part of Knowsley.
- 5.3 The Proposed Development can deliver significant economic and regeneration benefits for the local area and the planning statement has shown that the Application accords with the provision of the relevant policies contained in the statutory development plan and also within the NPPF. The scheme provides many benefits to the local area and will bring forward the remaining unfulfilled land on Alchemy Way, whilst providing a high quality employment development on a key highway network frontage site.
- 5.4 The proposal seeks flexibility regarding the employment use in order to secure a market facing planning permission which can react to change in market demand. This is how the previous phases of the development have been brought forward and this application will be the same.
- 5.5 The technical reports which accompany this application demonstrate that the site is deliverable and conclude that there are no technical reasons why the proposed development should not be approved. All mitigation measures can be controlled by appropriately worded conditions or legal agreement.
- 5.6 The Application Site forms part of an employment allocation in the Council's UDP Replacement Proposals Map, under Policy EC3: Primarily Industrial Areas and accords with the policy which recognises the site is an appropriate location for E (g), B2 and B8 uses.
- 5.7 The Planning Statement has shown that the application accords with the provisions of the relevant planning policies contained in the statutory development plan and also with relevant national policy guidance, including that within the NPPF.