

Planning Authority. The bird boxes shall be installed in accordance with the approved details in accordance with a timetable to be submitted to and agreed in writing by The Local Planning Authority and shall be retained at all times thereafter.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

Information to Discharge:

We will be installing bird nesting boxes across the plant as part of the development. The attached landscape plan details the locations of the boxes and the product specification. The proposal is to install a total number of 12 bird boxes.

We will install 6no. of 2H Schwegler Robin Boxes (Wall-Mounted). This box is designed to be highly effective in attracting robins as well as other small species such as black redstart, spotted flycatchers and wren. The box is made from Schwegler wood-concrete; an exceedingly durable, rot-proof and breathable natural material designed to mimic the properties of natural nest sites and last 20 - 25 years.

We will also install 6no. of 1B Schwegler Nest Boxes in a variety of entrance hole sizes in order to diversify the species that they aim to attract. We will install 2no. of 32mm 1B Schwegler Nest Boxes which are designed to attract great, blue, marsh, coal and crested tit, redstart, nuthatch, collared and pied flycatcher, wryneck, tree and house sparrow (and bats). We will then also install 2no. of 26mm 1B Schwegler Nest Boxes which are designed to attract blue, marsh, coal and crested tit and possibly wren. All other species are prevented from using the nest box due to the smaller entrance hole. The remaining 2 boxes installed will be 2no. Oval Hole 1B Schwegler Nest Boxes which are aimed at attracting redstarts (because more light enters the brood chamber) and it is suitable for all other species which nest in the 32mm boxes.

The 1B Schwegler Nest Boxes are designed to be installed to tree trunks so they will be installed on the trees as detailed in the landscape plan.

Condition 9: Bee Orchids

Condition Details from Council:

Within 3 months of the date of this decision a mitigation strategy to compensate for the loss of the locally rare bee orchids shall be submitted to and approved in writing by the Local Planning Authority. The strategy should include the salvage of remaining soils to suitable receptor site within the application site, provision of details as to how the Bee Orchids will be encouraged to grow and provision of a grassland management regime. The mitigation strategy shall be implemented in accordance with an agreed timescale and managed in accordance with the approved details.

Reason: To mitigate for the loss of the locally rare bee orchids and to ensure compliance with policy CS8 in the Knowsley Local Plan, Core Strategy.

Information to Discharge:

The site has several grassed areas, mainly located around the West to North of the site, in which locally rare bee orchids are present. The landscape plan attached details the areas in which they are found, and an approximation of the quantities of the plants present in these areas.

These areas that have now been identified will be protected from any future developments. Any developments in the areas will be deterred against. If there were to be any construction that could not be avoided then we would remove the bee orchids intact, salvage the soil in the area and replant them where they would be encouraged to grow.

The areas denoted on the plan, that are home to the bee orchids currently on site, will be maintained by the onsite gardener with the aim to protect the plants and encourage them to grow. We will implement a grassland management regime which will prevent the use of the lawn mower in these areas.

These actions will mitigate the loss of <10 bee orchids from the development and further ensure the protection of the many more bee orchids on our site.

Condition 10: Drainage Strategy

Condition Details from Council:

Within 3 months of the date of this permission a detailed 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, Levels 2), shall be submitted to and approved in writing by the Local Planning Authority. The applicant should provide suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set below. The maximum rate of discharge, off-site, shall not exceed 4.5l/s regardless of the surface water discharge destination (i.e. infiltration or discharge to surface water drainage systems). The works shall be implemented in accordance with the approved scheme in accordance with an agreed timescale and maintained as such thereafter.

The submitted drainage strategy shall include the following:

- A. Any drainage strategy proposal should clearly demonstrate how the movement down the hierarchy has been considered and that the selection of the most appropriate set of SuDS techniques has taken into account the site geological and topographical characteristics. To assess the feasibility of infiltration techniques as part of the proposed drainage strategy, evidence must be provided to show that a suitable number of soakaway tests have been completed across the whole site within different geology and to a suitable depth (i.e. a similar depth to the proposed infiltration devices). The tests should be completed according to the BRE 365 method and their results should be submitted with the full application.*
- B. Drainage Plan showing drainage layout, manholes including cover and invert levels, proposed levels, pipe sizes and gradients, all on -line controls, on and off line storage structures and outfall details.*
- C. Design details of the online control device (e.g. orifice), attenuation storage, and intercepting drains proposed at the north boundary of the site will be required.*
- D. Plan showing overland exceedance routes in the storm event in excess of the 1 in 100 + 40% CC storm event. A 1 in 200 years plus 40% event would normally be recommended as the Exceedance event and expected that where manholes are surcharged to be identified, and volume and maximum depth of flood water and where the flood water pools or flows to be determined.*