

**Proposal: ERECTION OF INDUSTRIAL BUILDING, RELOCATION OF EXISTING INDUSTRIAL BUILDING
AND ASSOCIATED WORKS (USE CLASS B2/B8)**

Location: Phoenix House Stockpit Road Knowsley Industrial Park Kirkby Knowsley L33 7TQ

Application number: 24/00509/FUL

Discharge of Conditions Supporting information

On behalf of

**Mulberry Waste Limited Units 116 - 118 Clydesdale Place Moss Side Industrial
Estate Leyland PR26 7QS**

Prepared by



APRIL 2025

Condition 1 (Expiry date of permission)

No Action Required at this time.

Condition 2 (Accord with approved plans)

No Action Required at this time.

Condition 3 (Contaminated Land)

See BEK Phase 1 Preliminary Risk Assessment Phoenix House Kirkby Ref BEK250261 April 2025 accompanying this submission

Condition 4 (Fixed plant and machinery noise)

Controlled Condition, No Action Required at this time.

Condition 5

No part of the development hereby permitted shall be commenced until a construction management plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction / demolition effects. This shall include but not be limited to the following:

- Methods for the mitigation of noise and vibration from building works, including any piling works, and from the operation of any temporary power generation or pumping plant which will operate overnight.

There is no demolition required on this site, only disassembly of the existing buildings, this will generate minimal noise and can be controlled with the use of 'quiet' power tools, these are now more commonly used as noisier older tools have now been replaced over the past few years. Other than the disassembly of the existing buildings, the only other works will be from construction and not demolition.

During construction there is to be protocols in place by the main contractor for general reduction of noise:

Eliminating noisy processes or substituting them for a less noisy process are the best ways of dealing with noise on a construction site.

If this is not possible removing people from the noisy area and choosing quieter equipment can also be effective.

As a last resort, hearing protection and hearing protection zones may be appropriate. For example the same methods for reducing dust on site tends to be adopted for reducing noise also, therefore use of a hydraulic block splitter rather than a cut-off saw to cut blocks.

- Methods that can be put in place quickly, should odour control be required. (There is potential for odour from the historic use of the site, particularly when ground excavations take place).

To effectively develop an odour management and monitoring plan, it is first necessary to understand the causes of emissions and odours. The following are factors for consideration:

Waste water & storm water:

While odours can be generated throughout waste water collection systems, it is odours at waste water treatment facilities that tend to be the subject of complaints. Severe storms can add to the problem, if storm water disrupts odorous materials and carries them away to retention ponds.

Solid waste management:

Landfills and rubbish dumps where solid waste is allowed to build up are facilities which certainly need to take odour abatement measures.

Fugitive emissions:

Unintended or peripheral emissions that can be from a wide variety of sources are referred to as fugitive emissions – for example operations associated with small oil petrochemical and gas facilities.

The Odour management and monitoring plan will:

1. Identifying the odour control requirements
2. Establishing best practice processes
3. Record keeping
4. Ongoing odour monitoring

Monitoring can take many different forms, including:

- Emissions monitoring
- Sniff testing of ambient air
- Meteorological monitoring using airfield and MET data
- Complaints monitoring
- Odour diaries
- Surrogate chemicals or process parameters

5. Installing appropriate solutions as required

Some of the most common solutions include:

- Air scrubbing systems to remove particulates and gas from industrial exhaust streams
- Photoionisation systems to disinfect and remove odours from contaminated air
- Activated carbon to soak up VOCs and other odorous contaminants from air
- Mist and dosing systems to encourage absorption and decomposition, and convert molecules into non-volatile compounds
- Odour control chemicals like hydrogen sulphides, mercaptan and ammonia – these are not odour control chemicals but rather compounds that cause odour. An example of a control chemical would be ammonium nitrate or calcium nitrate which help prevent odours associated with hydrogen sulphide.

• Methods for dust control and suppression.

Before any work starts, ways to stop or reduce the amount of dust that may be generated will be investigated. Materials used and tools can affect this. The building has been designed to be built from minimal cut bricks to allow less cuts when constructing. When needed however a block splitter instead of a cut-off saw will be used.

Water will be used as a key to reducing dust when any tools are likely to generate it along with on-tool extraction which removes dust as it is being produced. Contractors will use local exhaust ventilation (LEV) system that fits directly onto the tool. This 'system' consists of several individual parts – the tool, capturing hood, extraction unit and tubing. Use an extraction unit to the correct specification can be optimum for dust reduction. The site will also have an industrial vacuum with an M or H class filter for final cleaning.

Burning of any materials on site will be prohibited.

- Details of relevant pest control measures that will be put in place during the construction phase.

Several pests are particularly prevalent in construction environments:

Rodents: Mice and rats can cause significant structural damage by gnawing on materials, and pose health risks through the diseases they carry.

Birds: Pigeons and gulls often nest on high structures, their droppings causing damage and potential slip hazards for workers.

Insects: Termites and carpenter ants can undermine wooden structures, while mosquitoes can be a nuisance and health risk.

To combat these issues it would be proposed to:

Set bait traps around building materials and the exterior of your facility.

Advise all workers to keep the construction site clean.

Food, rubbish, and construction debris left behind can attract pests and should be disposed of daily.

- Layout of the site compound including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles.

Please refer to the Construction Phase Site Plan



- Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a trained Banksman (RoSPA or equivalent).

Please refer to the Construction Phase Site Plan

All traffic will enter and leave the site in forward gear

There will be need for any temporary traffic management plans.

- Construction staff parking arrangements.

Please refer to the Construction Phase Site Plan

- [Control of transfer of mud out of the site - details of wheel washing facilities including location and type.](#)

Please see Construction Phase Site plan. The preferred position for the wheel wash is denoted on the plan. A steel barrier will be positioned to ensure that only lorries use this wheel wash. The temporary stoning up of the ground will be constructed all the way down to this position, to the top of MOT level with geotextile as required. A pit will be constructed that will wash down all lorry wheels on leaving the site. This pit will be cleaned on a weekly basis. The wheel wash will be retained throughout the period of construction activity.

- [A programme of works including phasing, if applicable.](#)

Phase 1 – Dismantle and Removal of the smaller existing building not being retained

Phase 2 – Dismantling of the Larger existing building

Phase 3 – Install all drainage / foundations

Phase 4 – Erect New Building to the East of the Site

Phase 5 – Erect the retained existing building in its new location

Phase 6 – Complete all hard standing / external works

- [Adequate provision for addressing any abnormal wear and tear to the highway.](#)

Prior to commencement on site, the main contractor will conduct a Conditions survey of the road / curbs / pavements outside the site. The main contractor will provide a set of photos replicating these every 3 months documenting any repairs that have been undertaken. Upon completion of the development the final set will be provided along with any final remedial works.

- [No construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours on Saturday and not at all on Sundays/public holidays without the prior written permission of the Local Planning Authority.](#)

Site working hours will be within the following times:

8.00am to 6pm on Monday to Friday

8:00am to 13.00pm on Saturdays

No working on Sundays or Public Holidays

[The CEMP shall be made available and accessible to all site managers, contractors and subcontractors working on site. The development shall then be carried out in accordance with the approved details.](#)

A copy of the plan will be kept in the site cabin next to the contractors Sign in / Sign out book thus easily accessible.

Condition 6 (cycle storage)

Proposal is for a secure and covered shelter from SecureCycleStore.com

Canal Curved Bike Shelter

Due to the number of employees we would only install a smaller 6 bike shelter.



Condition 7 (parking, servicing, external works completion)

Controlled Condition, No Action Required at this time.

Condition 8 (landscaping scheme)

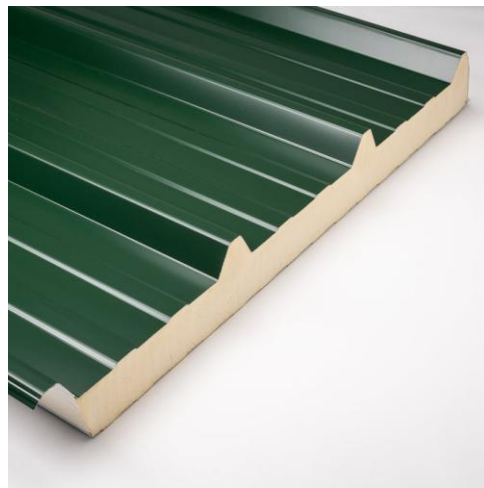
Due to the site being reconfigured, there is now no requirement to removed the existing tree. As such we propose this condition to be no longer required.

Condition 9 (materials)

All elements of the building to Juniper Green

Trapezoidal Insulated Roof Panel and vertical wall external insulated cladding panels

All trims, roller shutters and pedestrian doors to match colour.



Condition 10 (drainage)

Please see accompanying Open Road Engineering drawings and documents

1074_ORE_XX_XX_RP_0001 A _ Drainage Strategy.pdf"

1074_ORE_XX_XX_RP_C_0002 P01 _ Maintenance Plan.pdf"

1074_ORE_ZZ_XX_DR_C_1001 P01 _ Proposed Drainage GA.pdf"

1074_ORE_ZZ_XX_DR_C_1002 P01 _ Typical Drainage Details _ Sheet 1.pdf"

1074_ORE_ZZ_XX_DR_C_1003 P01 _ Typical Drainage Details _ Sheet 2.pdf"

Condition 11 (drainage)

Please see accompanying Open Road Engineering drawings and documents

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1074_ORE_XX_XX_RP_C_0002 P01 _ Maintenance Plan.pdf"

1074_ORE_ZZ_XX_DR_C_1001 P01 _ Proposed Drainage GA.pdf"

1074_ORE_ZZ_XX_DR_C_1002 P01 _ Typical Drainage Details _ Sheet 1.pdf"

1074_ORE_ZZ_XX_DR_C_1003 P01 _ Typical Drainage Details _ Sheet 2.pdf"

Condition 12 (levels)

Please see accompanying Open Road Engineering drawing:

1074_ORE_ZZ_XX_DR_C_1010 P01 _ Proposed Levels GA.pdf"

Conditions 13 (lighting)

Please refer to DWD-5994-Mulberry Waste – Layout and DWD-5994-Mulberry Waste Docs.

Conditions 14 (Open Storage)

The discharge of this condition will be applied for at a later date after consultation with the environment agency.

