

<u>APPLICATION NO:</u>	25/00013/FUL	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	Tarbock Parish Council

LOCATION: Halewood Wines And Spirits - Factory Outlet, The Sovereign Distillery, Wilson Road

PROPOSAL: VARIATION OF CONDITIONS 2, 8 & 11 ATTACHED TO PLANNING PERMISSION 24/00218/FUL (VARIATION OF CONDITION 2 ATTACHED TO PLANNING PERMISSION 22/00109/FUL (DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL UNITS TOGETHER WITH THE PART DEMOLITION/PART EXTENSION AND REMODELLING OF EXISTING INDUSTRIAL BUILDING TO FORM 7 NO. UNITS (USE CLASSES E (G)(II) (III), B2 AND B8) WITH ANCILLARY OFFICE SPACE. RECONFIGURATION OF CAR PARKING INCLUDING SERVICE AND VEHICULAR CIRCULATION AREAS) TO ALLOW FOR THE EXTENSION OF THE EXISTING SERVICE YARD AND CAR PARKING AREAS TO THE SIDE AND REAR OF UNIT G2. AMENDMENTS TO THE NORTH ELEVATION OF THE UNIT TO RELOCATE THE FIRE EXIT DOOR AND ADD A LARGER OPERATIONAL DOOR TOGETHER WITH AMENDMENTS TO MATERIALS AND LANDSCAPING AND ERECTION OF 2.4M HIGH PALADIN FENCING AND AN ADDITIONAL SECTION OF 2M HIGH ACOUSTIC FENCING.

Site Description

The site is located on the Huyton Business Park on the western side of Wilson Road, Huyton. The site covers an area of 9.54 hectares. The application site was previously occupied by the former Sovereign Distillery which was the former headquarters of Halewood Artisanal Spirits PLC. The distillery company has now re-located its operations to Chorley. The site previously comprised existing industrial buildings, areas of hardstanding and an area of vacant land in the north west corner of the site. The original planning permission 22/00109/FUL is now being implemented and the construction on the site is nearing completion.

The site is bounded by existing industrial and commercial development to the north, east and south of the site (land to the south is also owned by the applicant but falls outside of this application) and by existing residential development to the west.

Proposal

Planning permission was granted in April 2023 ref 22/00109/FUL – for Demolition of buildings and the erection of 2 no. industrial units together with the part demolition/part extension and remodelling of existing industrial building to form 7 no. units (use classes e (g)(ii) (iii), b2 and b8) with ancillary office space. reconfiguration of car parking including service and vehicular circulation areas, landscaping, infrastructure works and other associated works.

This application proposes an amendment to the approved plans to allow for extension to the service yard and car parking area to the side and rear of unit G2, amendments to the north elevation of the unit to relocate the fire exit door and add a larger operational door together with amendments to materials and landscaping and the erection of 2.4m paladin fencing and an additional section of 2m high acoustic fencing.

Consultations

Tarbock Parish Council - No Comments Received

Environmental Health - No objections subject to the submission of a noise management plan

Environmental Sustainability - No objections to revised landscaping proposals.

Highway Authority - No objections.

Merseyside Fire and Rescue Authority - No objections in principle

LLFA/Drainage - No objections.

Representations

This application has been publicised by letters sent to 58 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

22/00347/DEMCON – Prior notification for the demolition of buildings and structures. Prior approval granted September 2022.

22/00109/FUL - DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL UNITS TOGETHER WITH THE PART DEMOLITION/PART EXTENSION AND REMODELLING OF EXISTING INDUSTRIAL BUILDING TO FORM 7 NO. UNITS (USE CLASSES E (G)(II) (III), B2 AND B8) WITH ANCILLARY OFFICE SPACE. RECONFIGURATION OF CAR PARKING INCLUDING SERVICE AND VEHICULAR CIRCULATION AREAS, LANDSCAPING, INFRASTRUCTURE WORKS AND OTHER ASSOCIATED WORKS. Granted May 2023.

22/00109/NMA - NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00109/FUL (DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL UNITS TOGETHER WITH THE PART DEMOLITION/PART EXTENSION AND REMODELLING OF EXISTING INDUSTRIAL BUILDING TO FORM 7 NO. UNITS (USE CLASSES E (G)(II) (III), B2 AND B8) WITH ANCILLARY OFFICE SPACE. RECONFIGURATION OF CAR PARKING INCLUDING SERVICE AND VEHICULAR CIRCULATION AREAS, LANDSCAPING, INFRASTRUCTURE WORKS AND OTHER ASSOCIATED WORKS) AMENDMENT SOUGHT TO REDUCE THE SIZE OF UNIT C AND TO REVISE THE CAR PARK LAYOUT. Granted October 2023.

22/00109/NMA1 - NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00109/FUL (DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL UNITS TOGETHER WITH THE PART DEMOLITION/PART EXTENSION AND REMODELLING OF EXISTING INDUSTRIAL

BUILDING TO FORM 7 NO. UNITS (USE CLASSES E (G)(II) (III), B2 AND B8) WITH ANCILLARY OFFICE SPACE. RECONFIGURATION OF CAR PARKING INCLUDING SERVICE AND VEHICULAR CIRCULATION AREAS, LANDSCAPING, INFRASTRUCTURE WORKS AND OTHER ASSOCIATED WORKS). AMENDMENT SOUGHT FOR WINDOW HEAD REDUCTION TO UNIT C (NW & NE ELEVATIONS) UNIT G1 (S & E ELEVATIONS), UNIT G2 (W & S ELEVATIONS) AND UNIT F (NW & NE ELEVATIONS). Approved 01.02.2024

APP. NO: 24/00218/FUL
PROPOSAL: VARIATION OF CONDITION 2 ATTACHED TO PLANNING PERMISSION 22/00109/FUL (DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL UNITS TOGETHER WITH THE PART DEMOLITION/PART EXTENSION AND REMODELLING OF EXISTING INDUSTRIAL BUILDING TO FORM 7 NO. UNITS (USE CLASSES E (G)(II) (III), B2 AND B8) WITH ANCILLARY OFFICE SPACE. RECONFIGURATION OF CAR PARKING INCLUDING SERVICE AND VEHICULAR CIRCULATION AREAS) TO ALLOW FOR AN AMENDMENT TO THE LAYOUT OF UNIT C TO COMPRISE THE ERECTION OF TWO SPRINKLER TANKS TO THE SERVICE YARD, A PUMP HOUSE, A COMPRESSOR ROOM, A CANOPY TO THE WESTERN ELEVATION OF THE BUILDING , THE INSTALLATION OF AN LIQUEFIED PETROLEUM GAS STORAGE AREA AND ALTERATION TO CAR PARKING LAYOUT.
DECISION: PER
DECISION DATE: 23 July 2024

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS4 - Economy and Employment
CS7 - Transport Networks
CS8 - Green Infrastructure
CS24 - Managing Flood Risk

CS27 - Planning and Paying for New Infrastructure

**SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN
(ADOPTED JUNE 2006)**

EC3 - Primarily Industrial Areas

T8 - Transport Assessments

T9 - Travel Plans

DQ4 - Trees and Development

ENV2 - Noise and Vibration

ENV5 - Contaminated Land

National Planning Policy Framework

Article 35 Statement

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.

Assessment

Principle of Development

The proposed amendments to Unit G2 and the erection of new fencing would in principle be acceptable in a primarily industrial area.

Design and Layout

Unit G2 as approved under 22/00109/FUL proposed all the loading and unloading and the service yard from the front elevation of the building. It is now proposed to provide an additional service yard at the rear of the unit with a level access door for deliveries. The car parking along the side of the building is now proposed to be extended towards the rear to provide additional car parking spaces for the intended occupier of the unit. The car parking would be increased from 36 to 59 spaces.

A fire door is also proposed to the rear (Northern) elevation. There is a minor change to the materials on the front elevation of the building, the areas surrounding two of the loading doors would be altered from wall cladding to an insulated pre- cast concrete system.

A 2.4m high paladin fence is proposed to the Wilson Road site frontage and surrounding the individual units, finished in black (to replace the existing palisade fence along Wilson Road would be an improvement to visual amenity) and surrounding the units. As recommended by the noise assessment an additional section of 2m high acoustic fence is proposed at 90 degrees to the western boundary adjacent to Unit F6.

The design and layout changes are considered to be acceptable in principle and would be in compliance with Local Plan policy CS19 subject to detailed comments from Highways and Environmental Health.

Highway Safety

KMBC Highways originally raised concerns pedestrian safety in the parking areas with the potential for large HGV to pass through this area to gain access to the proposed access door

on the northern elevation. In addition concern was raised about the manoeuvrability of vehicles to and from the access door on the northern elevation and the ability of vehicles to turn around safely and exit the parking area in a forward gear.

A supplementary highways note and a swept path drawing has been submitted to address the above issues. The additional information has provided clarification with regards to pedestrian safety and in respect of the estimated number of vehicles which would use the proposed access door on the northern elevation and clarification to the type of vehicles which would use the northern service area (transit style vans). The swept path drawing demonstrates how cars and delivery vehicles can safely manoeuvre to /from the parking area and the proposed service area.

KMBC highways have now confirmed they have no objections to the proposed revisions which would be in compliance with Local Plan policy CS7.

Residential Amenity

The main issue would be the noise impacts from the extended parking area and service yard to Unit G2 on the existing residents beyond the western site boundary in Holland Grove and Rudgate Road.

The applicant has confirmed that the largest vehicles accessing the new level access door will be a Long Wheel Base (LWB) van which is smaller and quieter than a HGV, they have confirmed that no fork lift trucks will be used in this area and with the additional noise barrier in place, noise levels remain below the Significant Observed Adverse Effect Level (SOAEL) as required by National Planning Policy Guidance.

The effects of the extended car parking area have been included in the noise assessment and the existing 1.8m boundary fence in place noise levels from the car park would remain below the SOAEL as required by NPPF.

A lighting scheme which would minimise any impacts on the adjacent residents can be secured by way of planning condition.

Environmental Health officers have confirmed that they are satisfied with the conclusions of the noise assessment subject to a planning condition requiring a noise management plan ensuring that all mitigation works specified within the noise assessment and supplementary note shall be confirmed and implemented prior to the first occupation of the development. Subject to this planning condition the proposal would be in compliance with Saved UDP policy ENV2.

Landscaping

A detailed landscaping scheme has been submitted with this application which has subsequently been amended following comments from the Council's landscape architect which increases the number of trees to be planted along the Wilson Road frontage, 16 trees are to be planted along the western boundary with the existing residential development and the trees species and planting mix have been amended as requested. The planning condition attached to 24/00218/FUL required a minimum of 10 trees to be planted to replace the 5 trees to be removed. This has been exceeded with 35 new trees 16-18cm girth to be planted throughout the site. The proposal would therefore be in compliance with Saved UDP policy DQ4 which require a minimum of 2:1 replacement trees in mitigation for any trees to be removed.

The implementation of the landscaping scheme can be secured by way of planning

condition.

Flood Risk and Drainage

An addendum to the previously submitted Flood Risk assessment has been submitted to assess the potential for flood risk from the additional areas of hardstanding proposed.

This concludes that given the site falls within Flood Zones 1 the small uplift in hardstanding area will have no adverse impact to the risk of flooding on the application site or the wider locality.

The LLFA are in agreement with the above conclusions and confirm the changes have no detrimental impacts on wider flood risk and drainage function on the site.

A planning condition ensuring that the drainage scheme approved pursuant to planning permission 22/00109/FUL is completed in accordance with the approved details would still be required.

Planning Conditions

The planning conditions attached to the previous planning permission 24/00218/FUL have where appropriate been repeated on this permission or re worded as necessary if the condition has been discharged.

Conclusion

The proposed amendments are considered to be acceptable in terms of design, layout, highway safety, impacts on residential amenity, landscaping and flood risk and would be in compliance with the Local Plan , saved UDP policies listed above and guidance in NPPF.

Recommendation

That Planning Permission is granted subject to the following conditions.

- 1) 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.

- 2) The development shall be carried out in accordance with the schedule of materials approved pursuant to condition 3 attached to planning permission 22/00109/FUL and the materials listed on Drawing 13546-AEW-G2-XX-DR-A-0573 REV 01 relating to unit G2.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 3) The approved landscaping works on drawings 4190-03 REV B , ANNUAL MAINTENANCE OPERATIONS MATRIX and 13546.AEW-S1-XX-DR-A-0575 REV 01 received on 31/03/25, 01/05/25 & 07/05/25 shall be implemented and completed prior to the first occupation of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) The tree protective fencing referred to in the arboriculture report ref B029861 submitted pursuant to planning application 22/00109/FUL shall be retained in place until the development is complete.

No storage of plant or material (including soil), works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined for the duration of the development works.

Reason: To protect existing trees within the site in the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Replacement Unitary Development Plan, adopted June 2006.

- 5) Prior to the occupation of any unit a noise management plan shall be submitted to and approved in writing by the Local Planning Authority this shall include the noise mitigation scheme recommendations as set out in the Noise Assessment (Network Space Ltd, Sovereign Business Park, November 2024, report ref: 784-B029681) received 04.02.2025 and Noise Response 1 by Tetra Tech received 25.03.2025. All works which form the approved management plan shall be implemented in full prior to the first occupation of the development and shall be retained at all times the development is in use and maintained in accordance with the approved scheme. Documentary evidence of the implementation of the works shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development.

Reason: To safeguard local residents from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 6) Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for Rating and Assessing Industrial and Commercial Sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property in Newsham Road, Bridgewater Way, Rudgate Road or Holland Grove.

Reason: To safeguard local residents from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 7) Contaminated Land

A. Implementation of Approved Remediation Scheme

The remediation scheme approved pursuant to Condition 8 attached to planning permission 22/00109/FUL 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.

B. 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.

C. 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.

D. Importation of Soil/Material

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: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006

- 8) Prior to occupation of any unit hereby approved the drainage scheme approved pursuant to condition 9 attached to planning permission 22/00109/FUL 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 and to ensure compliance with Policy CS24 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 9) All site works shall proceed only in accordance with the construction management plan approved pursuant to condition 10 attached to planning permission

22/00109/FUL unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the National Planning Policy Framework; Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016; Policy WM9 of the Merseyside and Halton Joint Waste Local Plan 2013 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 10) The management and maintenance plan for the sustainable drainage system approved pursuant to condition 11 attached to planning permission 22/00109/FUL shall be implemented in accordance with the agreed timescales contained within it.

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.

- 11) The development shall not be brought into use until the approved parking and vehicular manoeuvring layout for the intended use class have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. For the avoidance of doubt, a use falling within class B2 or B8 shall be laid out in accordance with drawing 13546-AEW-G1-XX-DR-A-0570 REV P05 . For Units C, G1 or G2, any uses falling within either classes E (g)(ii) or (iii) parking shall be laid out in accordance with a revised car parking layout which has previously been submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the respective unit.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

- 12) The cycle storage approved pursuant to condition 12 attached to planning permission 24/00218/FUL shall be implemented as agreed before any part of the development hereby permitted has been brought into use.

Reason: To ensure that adequate provision is made for parking cycles securely and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

- 13) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), the premises to which this permission relates shall only be used for either Use Classes B2, B8 and E(g) (ii) and (iii) and for no other purpose, including any other use falling within Class E of the Schedule to that Order or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, except with the prior grant of a further planning permission.

Reason: To enable the Local Planning Authority to assess any proposal for a further change of use, whether or not it falls within the same Use Class and to comply with Policies CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

- 14) The car parking spaces serving units F1-F6 shall remain available to any users of said units within Block F and shall not be fenced, segregated, marked out, signed or otherwise reserved for specific users.

Reason: To ensure that parking is adequately utilised for units F1-F6 to avoid overspill parking, which may affect the passage of traffic into or out of the site to the detriment of highway safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

- 15) No part of the development hereby permitted shall be occupied prior to implementation of the Framework Travel Plan 26263-HYD-XX-XXRP-TP-6001-REV P2-S4. During the first year of occupation of each block (C, F, G1 or G2) a Full Travel Plan based on the Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. Each approved Full Travel Plan shall be implemented in accordance with the timetable and targets contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority as part of the annual review.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment and to comply with saved policy T9 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 16) The scheme for motor cycle parking approved pursuant to condition 16 attached to planning permission 24/00218/FUL shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

- 17) Prior to the first occupation of any unit a scheme detailing the proposed external lighting for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the steps taken to minimise light pollution and shall include an isolux plot and luminosity details and manufactures specifications to demonstrate that the obtrusive light limitations suggested in the Institution of Lighting Engineers Guidance Notes for Light Pollution are met. All works which form part of the scheme shall be completed prior to first operation and shall be maintained thereafter in accordance with the agreed scheme.

Reason : To ensure that light pollution is minimised and that any lighting does not adversely impact on residential or visual amenity and to ensure compliance with Saved policy ENV3 in the Knowsley Replacement Unitary Development Plan

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01/04/2025	13546-AEW-G1-XX-DR-A-0570	REV P05	PROPOSED SITE LAYOUT PLAN

13/01/2025	13546-AEW-G2-RF-DR-A-0572	REV P01	UNIT G2 - PROPOSED GA ROOF PLAN
13/01/2025	13546-AEW-G2-XX-DR-A-0573	REV P01	UNIT G2 - PROPOSED GA ELEVATIONS
13/01/2025	13546-AEW-G2-XX-DR-A-0574	REV P01	UNIT G2 - PROPOSED GA SECTIONS
13/01/2025	13546-AEW-G2-ZZ-DR-A-0571	REV P01	UNIT G2 - PROPOSED GA FLOOR PLANS
01/05/2025	-	-	ANNUAL MAINTENANCE OPERATIONS MATRIX
07/05/2025	4190-03	REV B	LANDSCAPE PROPOSALS (REVISED)
13/01/2025	12211-AEW-G2-XX-DR-A-0523	REV P05	UNIT G2 - PROPOSED GA ELEVATIONS
13/01/2025	12211-AEW-G2-XX-DR-A-0521	REV P05	UNIT G2 - PROPOSED GA FLOOR PLANS
13/01/2025	12211-AEW-G2-RF-DR-A-0522	REV P05	UNIT G2 - PROPOSED GA ROOF PLAN
13/01/2025	12211-AEW-G2-XX-DR-A-0524	REV P04	UNIT G2 - PROPOSED GA SECTIONS
23/01/2025	-	-	FLOOD RISK ASSESSMENT
31/03/2025	13546-AEW-SI-XX-DR-A-0575	REV P01	PROPOSED EXTERNAL WORKS PLAN
27/03/2025	250301-TP-4100	REV P01	SWEPT PATH DRAWING
04/02/2025	784-B029681	-	NOISE ASSESSMENT

Signed Case Officer¹: **Mark Quinn**

Signed Authorising Officer²: **Jo Sheridan**

Date: **09/05/2025**

Informatives

1. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Informative Note valid from 1st January 2025 until 31st December 2026

2. No scrub clearance, tree removal, vegetation management or building works are to 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, scrub, trees and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.
3. Please find attached correspondence from The Coal Authority (30th August 2022) United Utilities (18th August 2022), Cadent Gas (18th August 2022) Merseyside Fire Service (28th July 2022) from planning permission 22/00109/FUL
4. 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 will require the developer to enter into

an agreement under s278 of the Highways Act 1980 with the Council. The applicant is advised to contact the Site Development Team at SiteDevelopment@knowsley.gov.uk to discuss the matter further.