
SCHEME FOR SITE TREATMENT AND MANAGEMENT PLAN

Car park extension and resurfacing

St Agnes RC Church, 82 Huyton Hey Road / St Mary's Road, Huyton, Knowsley, L36 5SQ

Client / Applicant	The Archdiocese of Liverpool (Registered Charity No. 1199714)
Planning application	Car park extension and resurfacing — Knowsley Metropolitan Borough Council
Related application	26/00079/DEMCON — prior approval, demolition of the former parish club
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Note

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Document Details

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1. Introduction

This Scheme for Site Treatment and Management Plan is submitted in support of the application for full planning permission for the extension and resurfacing of the existing car park at St Agnes RC Church, Huyton.

It is provided in response to the requirement in the Council's Local Validation Checklist for a Scheme for Site Treatment and Management Plan on all applications that include demolition works, and sets out the phasing of the works, the interim treatment of the site and the arrangements for managing the land until the works are complete.

It should be read with the Planning Supporting Statement (ADL00002/A PS) and the Sustainable Drainage Strategy (ADL00002/A SDS).

2. The Site

The site comprises the existing car park and hardstanding serving St Agnes RC Church, together with the footprint of the former parish club building. The site area is approximately 1,597 square metres.

The former parish club is vacant and redundant and is the subject of a separate prior approval application for demolition, reference 26/00079/DEMCON. The demolition of that building does not form part of this application. The works the subject of this application follow the demolition and comprise the excavation of the former building footprint to formation level, resurfacing, and the formation of the extended car park.

The church remains in use throughout. Residential properties adjoin the site to the west and south.

3. Phasing

The works are anticipated to be carried out in a single continuous phase following the demolition of the former parish club. The indicative sequence is as follows.

1. Demolition of the former parish club completed under the separate prior approval, including all ecological requirements and the European Protected Species Mitigation Licence.
2. Site set up, welfare provision, and establishment of the site compound within the existing hardstanding.
3. Installation of tree protective fencing in accordance with the Arboricultural Method Statement and Tree Protection Plan, before any plant or materials are brought on to site.
4. Pre-commencement ecological checks, comprising the hedgehog check and, if works fall within the bird breeding season, the nesting bird check.
5. Access facilitation pruning to T4, T5, T8 and T10, subject to the ecological precautions set out at Section 7.
6. Excavation of the former parish club footprint to formation level, and preparation of the formation.
7. Planing off and regulating the existing bituminous surfacing.
8. Installation of drainage and permeable paving areas.
9. Kerbing, edgings and footpath construction, and laying of tactile paving.
10. Surfacing of the car park and footpaths.
11. Parking bay markings, road studs, signage and reinstatement of inspection covers.
12. Replacement boundary fencing.
13. Turf patch repair to areas of soft landscape disturbed by the works.
14. Removal of protective fencing, site clearance and handover.

The anticipated duration of the car park works is in the order of six to eight weeks, subject to the appointed contractor's programme and to weather.

4. Interim Treatment of the Site

The period between the demolition of the former parish club and the completion of the car park works is expected to be short. The following arrangements apply during that period and throughout the works.

- On completion of the demolition, the site of the former building will be left safe, clean and level, with all surplus materials and rubbish removed, in accordance with the requirements of the Section 81 notice issued under the Building Act 1984.
- The site will remain within the secure boundary of the church curtilage. The existing boundary treatments are retained until replaced, and the site will not be left open to the highway.
- The working area will be separated from the part of the car park remaining in use by temporary barriers, so that safe access to the church is maintained for parishioners and visitors at all times.
- Where any part of the site is to stand for more than a short period before surfacing, the formation will be left in a stable condition, graded to prevent ponding, and either temporarily surfaced or otherwise treated to control dust and prevent the transfer of mud onto the public highway.
- No materials, plant, spoil or fuel will be stored within the root protection areas of the retained trees.

5. Site Security and Management

- The site will be secured outside working hours. Plant will be immobilised and materials stored securely.
- Warning signage will be displayed at the site boundary and at the pedestrian and vehicular access points.
- Safe pedestrian and vehicular access to the church will be maintained throughout. The Principal Contractor will liaise with the parish over service times and other events, and will programme noisy operations accordingly.
- The Principal Contractor will provide a named site contact and out of hours contact number to the parish and to the Local Planning Authority.
- The applicant, as the owner of the land, will remain responsible for the security and maintenance of the site at all times.

6. Environmental Controls

The following controls apply throughout the works.

6.1 Dust

- Water suppression at source.
- Controlled loading, handling and removal of materials.
- Prevention of dust migration beyond the site boundary.
- Wheel cleaning and site housekeeping, and prevention of the transfer of mud and debris to the public highway.

6.2 Noise and vibration

- Compliance with BS 5228 in respect of noise and vibration control.
- Use of suitable plant and controlled working methods.

6.3 Working hours

- 08:00 to 18:00 Monday to Friday.
- 08:00 to 13:00 Saturday.
- No works on Sundays or Public Holidays without the prior written approval of the Local Planning Authority.

6.4 Unexpected contamination

In the event that contamination not previously identified is encountered during the works, it will be reported immediately to the Local Planning Authority. Works within the affected area will cease and investigation and any necessary remediation will be agreed before works recommence in that area.

6.5 Imported material

Should imported or site-won material be required, a suitable methodology for testing it for contamination and assessing its suitability will be submitted to and agreed by the Local Planning Authority before the material is imported or used on site.

6.6 Waste

- Arisings will be segregated into appropriate waste streams.
- Planings and excavated material may be reused on site where suitable.
- Surplus material will be removed by licensed waste carriers, and waste transfer documentation retained in accordance with Duty of Care requirements.
- No burning of materials will take place on site.

7. Ecological and Arboricultural Controls

The following measures apply to the car park works. They are consistent with the ecological reports prepared by Tyrer Ecological Consultants Ltd and the arboricultural reports prepared by Lally Tree Management, all submitted with this application.

7.1 Trees

- Protective fencing installed in accordance with the Tree Protection Plan before any plant or materials are brought on to site, and retained until completion.
- No storage of materials, plant, spoil or fuel, and no mixing or washing out, within root protection areas. No concrete mixing or washing out within 10 metres of any retained tree.
- The main body of any mechanical excavator to operate outside root protection areas.
- Hard surfaces retained in place for as long as possible to prevent soil compaction within root protection areas.
- Retained trees not to be used as anchorage, and no notices, cables or services attached to them.
- All pruning carried out by a competent arboricultural contractor in accordance with BS 3998:2010.

7.2 Bats

- All personnel carrying out tree works to be vigilant for unidentified bat habitat features in tree crowns. If any bat roost is identified, works to halt immediately and a suitably qualified and experienced ecologist to investigate and advise before works continue.
- No external lighting is proposed and none will be installed. Any temporary task or security lighting during the works will be directed and cowed so as to avoid illuminating the retained trees, the roost provision and the corridor between the site and the church, and will be switched off outside working hours where it is safe to do so.

7.3 Breeding birds

- No works during the period 1 March to 31 August inclusive. If it is necessary to undertake works within that period, all buildings, trees, scrub, hedgerows and vegetation to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present.
- If birds are present, details of how they will be protected to be submitted to the Local Planning Authority for approval before the affected works proceed.

7.4 Terrestrial mammals

- A pre-commencement check for hedgehog across the working area.
- All trenches and excavations to have a means of escape, such as a ramp, or to be securely covered at the end of each working day.
- Exposed open pipe systems to be capped.
- Materials to be stored appropriately so that hedgehogs do not use them, and stacks left overnight to be checked before being moved.

8. Completion

- The car park and footpaths will be surfaced, marked out and signed in accordance with the approved drawings.
- All surplus material and rubbish will be removed and the site left clean.
- Turf patch repair will be undertaken to any area of soft landscape disturbed by the works.
- Tree protective fencing will be the last element removed.
- The site will be handed back to the parish in a condition fit for immediate use.

9. Responsibilities

Party	Responsibility
The Archdiocese of Liverpool	Applicant and landowner. Responsible for the security and maintenance of the land at all times.
Property Surv (Building Surveying & Design) Ltd	Principal Designer and Contract Administrator. Preparation of this scheme and administration of the works.
Principal Contractor (to be appointed)	Detailed method statements, risk assessments and Construction Phase Plan. Implementation of the controls set out in this scheme. Site security, welfare and waste.
Tyrer Ecological Consultants Ltd	Ecological advice, pre-commencement checks where required, and any works undertaken under the European Protected Species Mitigation Licence.
Lally Tree Management	Arboricultural advice and tree protection requirements.