

<u>APPLICATION NO:</u>	23/00064/FUL	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Land At Faraday Road, Knowsley Industrial Park, Kirkby		
<u>PROPOSAL:</u>	CHANGE OF USE OF LAND TO FORM VEHICLE STORAGE FACILITY (USE CLASS B8) INCLUDING THE ERECTION OF ANCILLARY BUILDINGS, CONSTRUCTION OF HARDSTANDING, ERECTION OF 2.4 METRE HIGH SECURITY FENCING AND OTHER ASSOCIATED WORKS		

Site Description

This application relates to 2.35ha of land located off Faraday Road on Knowsley Business Park, Kirkby. The land is currently unused and predominantly rough grassland, however there is an area of woodland to the east of the site.

The site is bounded by existing commercial development to the north, woodland to the east, unused land to the west and existing commercial development to the south.

Proposal

It is proposed to change the use of the land to form a vehicle storage facility, the erection of ancillary buildings (sub station, welfare block, transformers, guard hut, winter module) construction of hardstanding and the erection of 2.4m high paladin fencing. The site would be accessed off Faraday Road at the end of the turning head.

There would be a total of 359 van spaces associated with a distribution centre approximately 600m from the site. Due to the existing layout of the distribution centre only limited space for delivery vans is available, therefore in situations such as these the storage of vans has to take place elsewhere in the vicinity,

Consultations

Environmental Health - No objections in principle
Merseyside Environmental Advisory Service - No objections
LLFA/Drainage - No objections in principle.
Highway Authority - No objections subject to conditions including a parking management plan and securing cycle parking.
Merseyside Fire And Rescue Authority – No objections
United Utilities Water Ltd - No objections in principle –
FUSION 21 - Sarah Maguire - Does not meet the threshold for Social Value
Arboricultural Officer - No objections subject to 0.2ha of woodland being replaced.
National Grid Plant Protection - No response received

Representations

This application has been publicised by letters sent to 45 neighbours. It has also been advertised by Site Notice and a Press Notice.

There have been 1 letter of objection and 1 letter providing comments. The representations are summarised as follows:-

Objection

1. In this day and age of pollution and climate change any green space should be preserved.
2. There are enough brown sites in the area which could be used for the purpose.

Representation

1. Faraday Road is a cul de sac and vehicles are generally parked on the kerbs due to limited parking. This creates a very narrow road for vehicles to travel through. The situation could become dangerous with all the additional traffic. The planning office should visit the site to look at this.

Planning History

20/00433/FUL – Storage of operational vehicles, resurfacing, amendments to access. Application withdrawn November 2021

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

CS7 - Transport Networks

CS8 - Green Infrastructure

CS11 - Principal Regeneration Area - Knowsley Industrial and Business Parks

CS19 - Design Quality and Accessibility in New Development

CS24 - Managing Flood Risk

National Planning Policy Framework

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

ENV2 - Noise and Vibration

ENV3 - Light Pollution

DQ3 - Gateway Sites and Corridors

EC3 – Primarily Industrial Areas

Trees and Development SPD (2016)

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

Policy CS11 Principal Regeneration Area- Knowsley Industrial & Business Parks states *“regeneration of Knowsley Industrial and Business Parks will be supported which encourages a mix of new high quality employment development with a particular focus on the development of*

c) Class B1 and B8 uses south of South Boundary Road”

Saved UDP policy EC3 states *“primarily industrial areas are identified on the proposals map and are appropriate locations for Business (Class B1) General Industry (Class B2) and Storage & Distribution (Class B8) uses”*

The application site is allocated as part Land for Employment Development and part Primarily Industrial area.

A vehicle storage use and associated development is considered to be an appropriate use for the site and its land allocation and in principle would be in compliance with Local Plan policy CS11 and Saved UDP policy EC3.

Highway Safety Considerations

Policy CS7 ‘Transport Networks’ in the Local Plan Core Strategy requires new developments to be located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles. The policy also requires new developments to make adequate provision for cycle and car parking.

The NPPF requires new developments to ensure that appropriate opportunities to promote sustainable transport modes can be taken up, that safe and suitable access

to the site can be achieved for all users, and that any significant impacts from the development on the transport network, or on highway safety can be mitigated to an acceptable degree. Furthermore, it states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

This scheme is similar in nature to a previous scheme (20/00433/FUL) which had capacity for 501 vans, whilst this scheme has a capacity for 359 spaces. The previous application, although eventually withdrawn prior to determination, was subject to rigorous assessment in a range of Technical Notes and Transport Assessment. The applicant was able to demonstrate that the application would not create an unacceptable impact on the local highway network, not least because the vans would be arriving at the nearby depot whether this site was approved or not. The impacts were therefore highly localised on Faraday Road, Abercrombie Road, Owen Road and Hornhouse Lane. Junction capacity assessment showed that junction on the aforementioned roads were able to cope with the demands. Highways ultimately returned a consultation response offering no objections, subject to conditions.

This scheme, being smaller in size, but with almost identical operating characteristics is therefore also considered to not present an unacceptable impact on highways grounds.

Careful consideration has been given to the need for controls of overspill car parking from employees, and on balance it is considered that the risk is low, due to the provision on site as vans depart. A Traffic Regulation Order is therefore no longer sought.

The Highways team have therefore confirmed that they have no objections subject to conditions covering the layout of parking & vehicle manoeuvring, cycle and motorcycle parking and a car/van management plan.

Subject to the above-mentioned conditions the proposal would be in compliance with Local Plan Policy CS7 and guidance in NPPF.

Tree Considerations

Saved Policy DQ4 in the Knowsley Replacement Unitary Development Plan (UDP) states that where tree loss is unavoidable the applicant will be required to make adequate provision for their replacement, normally two trees for each tree lost.

An arboricultural report has been submitted to support the application. The arboricultural report has indicated a loss of 0.2ha of woodland on site.

The Proposed Development will result in the loss of 82% canopy cover of the semi-mature moderate quality woodland (W8) to facilitate the proposed Cellular Attenuation as set out in the Proposed Drainage Strategy. The remaining three tree groups, two moderate quality individual trees and the TPO woodland are all to be retained in full.

As the sites highest quality features are going to be retained and no tree features are going to be removed in full, it can be concluded the Proposed Development will have

minimal impact on the site's arboricultural quality. However in accordance with Trees and Development SPD the woodland to be lost would have to be replaced either on or off site (by way of a S106 contribution). The applicant has subsequently confirmed that it is their preference to replace the woodland on land adjacent to the planning application site which is in the applicant's control and is edged blue on the planning application.

Subject to the 0.2ha of replacement woodland and 5 days notice for the erection of tree protective fencing being secured by planning condition the proposal would be in compliance with saved policy DQ4.

Ecology Considerations

Paragraph 180 in the NPPF states that if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or compensated for, then planning permission should be refused. It also states that opportunities to improve biodiversity in and around developments should be integrated as part of their design.

Policy CS8 in the Local Plan, relating to Green Infrastructure, states that Knowsley's green infrastructure will be protected managed or enhanced primarily to sustain and promote biodiversity, mitigate the effects of flood risk, mitigate air, water and noise pollution and provide sustainable transport linkages between neighbourhoods and easy access to employment and services. The policy goes on to state that the above will be achieved by maintaining and improving water courses and biodiversity assets, protect enhance or introduce biodiversity into areas of green infrastructure and protect and improve green paths and cycleways linking residential areas of greenspace and local community services.

The application is supported by a phase 1 ecology report. The applicant has subsequently submitted a precautionary working method statement which deals with impact on construction dust on ecology, implementation of reasonable avoidance measures for mammals and reptiles and breeding birds. Both of these documents are considered to be acceptable and the only issues to be secured by planning condition is the provision of bird nesting boxes.

Environmental Considerations

The application is supported by an Air Quality Assessment, Noise Assessment, Lighting Assessment and Preliminary Risk Assessment.

Local Plan Policy CS2 states that new development should reduce carbon emissions and adapt to the effect of climate change by ensuring an ability to adapt to future changes to national targets for carbon dioxide and other greenhouse gas emissions. It also states that new developments should mitigate potential negative impacts of traffic growth and road traffic on air quality.

Officers are in agreement with the air quality assessment which concludes that there are no recorded exceedances in air quality and would therefore be in compliance with Local Plan policy CS2.

Saved policy ENV2 states that development which would cause an unacceptable increase in noise levels will not be permitted.

Officers are satisfied that the noise report provides an acceptable noise environment and would not adversely impact on any neighbouring occupiers in compliance with saved policy ENV2.

Saved Policy ENV3 states that with regard to lighting that there would be no unacceptable impact on the amenity in the surrounding area.

Whilst a lighting scheme has been submitted to support the application it has indicated that there will be light spillage beyond the site boundary at higher than expected lux levels. Given this concern a revised lighting scheme addressing these issues can be secured by planning condition.

Saved Policy ENV5 'Contaminated Land' in the Knowsley Replacement Unitary Development Plan states that where a site may be affected by contamination proposals shall be accompanied by a site investigation report and remedial measures.

MEAS have previously reviewed an earlier version of the report as part of the submission for planning application 20/00433/FUL. The document has been revised to take into account the changes to the proposed site boundary as well as updated sources of information.

The report states that intrusive works were conducted by Tetra Tech between December 2020 and January 2021, with follow-up gas and groundwater monitoring of exploratory hole installations between January and February 2021. A further supplementary ground investigation was undertaken by WSP in August 2021 however this has not been submitted for review.

Officers advise that in the absence of the above mentioned report being submitted, Knowsley's standard land contamination should be applied to any planning permission to ensure compliance with Saved policy ENV5.

Drainage Considerations

Policy CS24 in the Local Plan states that:

- New development that may cause an unacceptable risk of flooding on the site or elsewhere will not be permitted.
- New development should preferably be located in areas of low probability of flooding.
- New development shall include flood mitigation measures, where necessary, to manage flood risk associated with or caused by the development.
- The drainage of new development shall be designed to reduce surface water run-off rates to those associated with a green-field site by treating it at its source.

The application is supported by a flood risk assessment & drainage strategy and a supplementary technical note.

The flood risk on the development site has been assessed and the site is at a low risk of flooding from all sources considered within this report, with the exception of surface water. Surface water flood risk varies from low-high across the site however, the risk will be mitigated by the new stormwater drainage network. It has been outlined how the proposed development will manage both storm water

and foul water.

Stormwater will be managed via a piped connection into an existing sewer, where flows are restricted and attenuation is provided through below ground crates.

LLFA have no objections in principle to this proposal subject to the submission of a detailed surface water drainage strategy including infiltration testing which will determine if infiltration is a suitable method of SW drainage or not. This together with a scheme for the management and maintenance can be secured by planning conditions.

UU have advised that they have no objections in principle subject to the rate of discharge into the public sewer being restricted to 5.5l/s

Design and Layout Considerations

Policy CS19 'Design Quality and Accessibility in New Development' in the Local Plan Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places.

The layout of the site makes efficient use of the space available and comprises echelon parking for 359 vehicle, a guard hut, substation, welfare block, cycle shelter and six transformer buildings located throughout the site. The buildings would have a functional design and a uniform appearance finished in dark green or grey with glass reinforced plastic walls and roof and steel doors. The majority of the buildings would have a maximum height of 2.5m with the welfare block being the tallest building on site at 3.6m.

The design and layout are considered to be acceptable and would not have any adverse impact on visual amenity or the street scene. The proposal would be in compliance with policy CS19.

Conclusion

The proposed use as van storage (Use Class B8) would be in accordance with the sites allocation on the Knowsley Local Plan policy map. The proposal would be acceptable in terms of impacts on highway safety, trees, ecology, noise, air quality and drainage and would be in accordance with the relevant Local Plan and UDP saved policies listed above.

Recommendation

That Planning Permission be granted subject to the following conditions:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) 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.

3) A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to, and approved in writing by, the Local Planning Authority.

Prior to any further ground investigations taking place, the scope of works for these investigations must be agreed, in writing, with the local planning authority.

The assessment must also be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (were relevant):

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and
 - service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme 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.

D. 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.

E. 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.

F. 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.

- 4) Any 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.

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

- 5) Notwithstanding the details submitted prior to the installation of any lighting , a lighting scheme which includes the steps necessary to minimise light intrusion to local dwellings shall be submitted to and approved in writing by local planning authority. The scheme shall include isolux plots 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 operation and shall be maintained thereafter in accordance with the agreed scheme.

Reason: To ensure that light pollution is minimised and that there are no significant adverse impacts on any neighbouring premises and to comply with saved policy ENV3 in the Knowsley Replacement Unitary Development Plan adopted 2006.

- 6) The development shall not be brought into use until the areas indicated on the submitted plans to be set aside for parking, servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) have been surfaced, drained and permanently marked out or demarcated in accordance with details and specifications which have been previously submitted to and approved in writing by the Local Planning Authority. These areas shall be retained as such thereafter.

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

- 7) No part of the development shall be brought into use until the cycle and motorcycle parking has been implemented as approved and shall be retained as such thereafter. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

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.

- 8) No part of the development shall be brought into use until a Car/Van Parking Management Plan has been submitted to and agreed by the Local Planning Authority. For the avoidance of doubt, the plan shall include:

- o The marshalling of vans which are waiting to travel to the 'last mile delivery depot.'
- o Vehicle key collection/return procedures
- o A monitoring regimes to identify any employees/contractors parking on street.
- o Efforts to prevent users parking on street
- o Measures to ensure no queuing of users' private vehicles or company vehicles occurs on street.

The site will be operated in accordance with the approved plan at all times .

Reason: To ensure a satisfactory regime of parking management to prevent overspill parking on the highway. In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016

- 9) The development hereby permitted shall not be occupied until details of bird boxes to include number, type, and location on an appropriately scaled plan as well as timing of installation, has been submitted to and approved in writing by the Local Planning Authority, the bird boxes shall be implemented in accordance with the approved details and maintained thereafter.

Reason : To provide suitable nesting areas for birds to replace those lost due to the tree removal , in accordance with Knowsley Local Plan Policy CS8 adopted January 2016.

- 10) Prior to commencement of development (with the exception of site set up and clearance) a detailed drainage strategy shall be submitted to and approved in writing by the Local Planning Authority based on principles set out in the submitted Flood Risk assessment & Drainage Strategy, Rev P02 - Dated 06.03.2023 and accompanying Technical Note C230100315-PIN-XX-ZZ-RP-C00021 dated 24 May 23 which was prepared by Pinnacle Consulting Engineers. The approved drainage strategy shall be implemented in full prior to the first use of the development. For the avoidance of doubt surface water will not be permitted to drain directly or indirectly into the public sewer until BRE365 infiltration testing, details of hydraulic calculations, a flow route exceedance plan, a risk assessment for the blockage of pipes and outlet structures, and construction details of the proposed drainage features have been submitted to and approved in writing by the LPA. Should infiltration testing demonstrate infiltration is not suitable as a method of surface water discharge, surface water draining to the public sewer must drain at the restricted rate of 5.55 l/s. No additional surface water will be permitted to drain directly or indirectly into the public sewer.

Reason: To prevent an undue increase in surface water run-off and to reduce the risk of flooding & to ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

- 11) Prior to the first occupation of the development, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority. This shall include:
- The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a resident's management company.
 - A schedule for on-going inspections relating to performance and condition.
 - Details for planned maintenance and a mechanism for remedial and urgent repair works.
 - Means of access for inspection and maintenance purposes.

The plan shall be implemented in accordance with the timeframes contained within it.

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

- 12) No part of the development hereby permitted shall be commenced until at least five days written notice has been given to the Local Planning Authority of the intention to commence development. The protective fencing referred

to in section 12 of the submitted arboricultural report ref 70073657-003 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and 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 Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 13) Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- a) Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks
- b) hard surfaced areas and materials,
- c) planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
- d) existing plants / trees to be retained
- e) A detailed regime for the ongoing and longer-term maintenance of all soft landscaping is also required to be submitted for approval.

The approved landscaping works shall be implemented and completed within the first planting season following the first use of the site.

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 Policies CS8 & CS19 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the National Planning Policy Framework.

- 14) Prior to the removal of any part of woodland W8 hereby permitted a scheme for a minimum of 0.2ha replacement woodland either on the application site or on the adjacent land within the applicant's control shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include planting plans, specifications and schedules, planting size, species and numbers/densities and a detailed regime for the ongoing and longer-term (minimum 30 years) maintenance and management of the woodland planting.

The approved landscaping works shall be implemented and completed within the first planting season following the first use of the site.

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 area of woodland to be lost would be adequately replaced on or adjacent to the application site. To comply with saved policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS19 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Trees and Development SPD (2016)

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/03/2023	23013 - ASA - 00 - EX - SI - D - A - P01 _ (S2 - P1) REV P1	-	LOCATION PLAN
24/05/2023	23013_ASA-00-EX.SI-D-A-P06-(S2-P3)	-	PROPOSED ANCILLARY STRUCTURES
24/05/2023	23013_ASA-00-EX.SI-D-A-P09-(S2-P1)_	-	PROPOSED SUB STA DETAILS
07/03/2023	23013 - ASA - 00 - EX - SI - D - A - P03 _ (S2 - P2) REV P2	-	PROPOSED SITE PLAN
07/03/2023	23013 - ASA - 00 - EX - SI - D - A - P05 _ (S2 - P2) REV P2	-	PROPOSED SITE SECTIONS
07/03/2023	23013 - ASA - 00 - EX-SI - D - A - P07 _ (S2 - P2) REV P2	-	PROPOSED WELFARE BLOCK AND GAURD HUT
07/03/2023	23013 - ASA - 00 - EX - SI - D - A - P08 _ (S2 - P2) REV P2	-	PROPOSED BOUNDARY DETAILS
30/05/2023	70073657 -003	-	AMENDED ARBORICULTURAL REPORT
24/05/2023	-	-	PRECAUTIONARY WORKING METHOD STATEMENT
24/05/2023	C230100315-PIN-XX-ZZ-RP-C-00021 - P02.	-	TECHNICAL NOTE ON DRAINAGE
07/03/2023	-	-	TRANSPORT STATEMENT
09/02/2023	230100315-PIN-XX-ZZ-RP-C-00020	-	FRA AND DRAINAGE STRATEGY
07/03/2023	70073657	-	ACOUSTIC REPORT

09/02/2023	70073657-ARC	-	ECOLOGY PHASE 1 HABITAT REPORT
09/02/2023	002	-	AIR QUALITY ASSESSMENT

Signed Case Officer¹: Mark Quinn

Signed Authorising Officer²: Alan Kilroe

Date: 4 July 2023

Informatives

- 1 It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com
- 2 The applicant is reminded that it is an offence to allow material carried from the site to be deposited on or cause damage to the highway, as a result of dirty wheels or badly loaded vehicles. Should this occur, the Council as Local Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute offenders under Sections 131, 148 and 149 of the Highways Act 1980.
- 3 Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds.
- 4 See consultation letter from Merseyside Fire dated 13th March 2023
- 5 See consultation response from United Utilities dated 29th June 2023.

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

Appendix 1 – Site Photographs



