

<u>APPLICATION NO:</u>	23/00215/FUL	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Northwood	<u>PARISH:</u>	Kirkby
<u>LOCATION:</u>	Deacon Business Park, Moorgate Road, Southdene, Kirkby, Knowsley, L33 7RX		
<u>PROPOSAL:</u>	DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF 1 NO. WAREHOUSE BUILDING TOGETHER WITH RECONFIGURATION OF ACCESS AND THE ERECTION OF SECURITY GATEHOUSES AND OTHER ASSOCIATED WORKS		

Site Description

The application consists of a large industrial building that accommodates multiple occupiers, although several units within the building are currently vacant. The building is currently in E(g), B2 and B8 uses. The site is rectangular in shape and adjoins other commercial and industrial premises to the north, south and east. Moorgate Road forms the eastern boundary and residential properties are located on the opposite side of Moorgate Road. The site is located within the well-established Knowsley Business Park.

The industrial building on the site covers most of the site with the main car parking area sitting between the building and Moorgate Road and a grass bund and wall mounted railings separate the car park from Moorgate Road. A further area of parking is located to the south of the site with loading bays being located along the northern elevation and a limited part of the eastern elevation.

Vehicular access into the site is taken from Moorgate Road at 2 locations, one at the south and one at the north of the site. The access to the north allows for access and egress, whilst the access to the south is to exit the site only.

Proposal

The application is for the demolition of the existing building on the site and erection of a B8 warehouse with ancillary office space. The proposals consist of the following:

- Total floor area – 42,850 sqm (Gross External Area);
- Approximately 38,515 sqm - warehouse with a height of 18m to underside of haunch and ridge height of approximately 21m
- 2,350 sqm – Offices
- 222 sqm – Transport Office
- 27 sqm – Gatehouse
- 3no. Level Access Doors
- 40no. Loading Doors
- 65no. HGV Parking Spaces
- 385no. Car Parking Spaces, including 20 accessible car parking spaces
- 60no. Cycle Parking Spaces
- 34no. EV Charging Points
- Improved / reconfigured points of access to provide two-way movements

Consultations

Highways: No objection. Conditions have been requested requiring submission of a Travel Plan, the submission of a Demolition Plan, the submission of a Construction Environmental Management Plan and the implementation of the cycle storage.

Environmental Health: No objection. Conditions have been requested in respect of lighting, fixed plant noise, contaminated land and the submission of a Construction Environmental Management Plan. These matters are discussed later in the report.

MEAS: No objection. Conditions have been requested requiring the 'soft felling' of trees in line with best practice and a condition requiring a scheme of ecological mitigation to be submitted.

Fusion 21: Requested a financial contribution of £24,668 for social value monitoring.

Cadent: No objection. An informative has been requested on the decision notice relating to gas infrastructure.

Merseyside Fire Rescue Service: No objection. An informative has been requested on the decision notice relating to fire safety.

United Utilities: No objection. Conditions have been requested requiring submission of detailed drainage proposals, details of its maintenance and a requirement for foul and surface water to be drained on separate systems.

Environmental Sustainability Service: No objection. Amendments to the soft landscape proposal have been suggested. This will be discussed later in the report.

Representations

The application was publicised by individual neighbour notification letters, site notices and a notice in the local press. No representations have been received as a result of this publicity.

Planning History

The site has been subject to a number of applications in previous years relating to the current use of the site. Other than establishing the principle of the proposed use they are not directly relevant to the consideration of this application.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF, December 2023) 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

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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 (2016)

SD1- Sustainable development
CS1 – Spatial Strategy for Knowsley
CS2 - Development Principles
CS4 – Economy and Employment
CS7 - Transport Networks
CS8 – Green Infrastructure
CS11 – Principal Regeneration Area – Knowsley Industrial and Business Parks
CS19 - Design Quality and Accessibility in New Development
CS21 – Greenspaces and Trees
CS22 – Sustainable and Local Carbon Development
CS24 - Managing Flood Risk.
CS26 – Waste management
CS27 – Planning for and Paying for New infrastructure

Merseyside Waste Local Plan (2013)

WM8 – Waste Prevention and Resource Management
WM9 – Sustainable Waste Management Design and Layout for New Development

Knowsley Replacement Unitary Development Plan (Saved Policies, 2006)

EC2 – Primarily Industrial Areas
T5 – Location of Major Traffic Generating New Development.
T7 – New Development and Walking & Cycling Routes
T8 – Transport Assessments
T9 – Travel Plans
DQ2 – Security in the Built Environment
DQ4 – Trees and Development
ENV2 – Noise and Vibration
ENV3 – Light and Pollution
ENV4 – Hazardous Substances
ENV5 – Contaminated Land

Supplementary Planning Documents

Ensuring a Choice of Travel SPD (2010)
Design Quality in New Development SPD (2016)
Trees and Development SPD (2016)
Developer Contributions SPD (2016)
Adding Social Value to Development: Employment and Skills SPD (2018)

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Principle of Development

The site falls entirely within Knowsley Business Park and as set out in Core Strategy Policy, allocates it for 'Primarily Industrial Use'. Therefore, the application proposal for industrial use is acceptable in principle.

Design & Layout

The design and layout of the proposal also falls to be considered in respect of Policy DQ2 of the Replacement UDP and Policies CS2 and CS19 of the Local Plan: Core Strategy. Of relevance in considering the design and layout of the development is the Design Quality in New Development SPD. All these policies and SPD share the same aim: to ensure that an acceptable level of quality in the development is achieved.

The proposed layout of the site is acceptable. The highway elements of the layout are discussed in the report. The proposed building is 145 metres by 265 metres so is of a substantial size in a similar scale to the existing building on the site. The building is 21.5 metres high to the parapet of the roof with an overall ridge height of 22 metres. This is a large building but is in scale and character with the employment and commercial buildings located within the Business Park.

The proposed car park is located on the western side of the site, as it is currently, and is screened by areas of landscaping, including retained trees that will be joined by additional planting. Landscape issues are discussed later in the report.

The building would primarily be clad in grey with some vertical detailing utilising different shades of cladding and tinted glazing to break up the grey cladding and provide some visual interest. Areas of feature trims and the offices are clad in "Bright Red Orange" that provides a stark but interesting contrast to the grey cladding. The offices are primarily located on the western elevation of the building which is the most prominent part of the building. The proposed materials are characteristic of the wider industrial and commercial uses are considered acceptable.

Along Moorgate Road the boundary treatments will remain as existing, these being a brick wall and pillars with metal railings. 2.4-metre-high paladin fencing is proposed within the site to secure the service area to the rear of the building (to the east of the site) but this will not be visible from public areas. The proposed boundary treatments are considered acceptable.

Full details of site levels have been submitted and are acceptable. The finished floor level of the proposed building is the same as that for the existing building whilst the external levels are similar across the site to those existing.

The layout and design of the proposal is considered to comply with the relevant local plan policies, including policy CS19 – Development Quality and Accessibility in New Development and guidance in the New Residential Development SPD. The relevant UDP policies including saved Policy DQ2 (Security in the Built Environment). Local Plan policies, including

Policy CS2 (Development Principles), Policy CS19 (Development Quality and Accessibility in New Development), and guidance in adopted SPDs: and Design Quality in New Development SPD (2016).

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Residential Amenity (inc noise)

In order for the proposal to be acceptable, it is important that it does not have a detrimental impact on the amenities of existing residents. Core Strategy Policies CS2 and CS19 combine to ensure that new development does not significantly injure the amenities of nearby residential neighbours. Saved Policy ENV2 of the Knowsley UDP seeks to ensure that new or existing developments are protected from new or existing noise sources and that, where necessary, effective mitigation measures are secured.

Overshadowing / Loss of light

In relation to impacts on the amenity of existing residents, it is inevitable that some limited disturbance will occur as part of the construction process. This includes the need to significantly alter the levels across the site as well as constructing the buildings themselves. Nevertheless, this would be for a temporary period only and separate legislation is in place to address any “statutory nuisance” experienced by residents. In order to reduce any impacts on residents through the construction process a Construction Environment Management Plan will be required to be submitted and agreed before development commences. This will be controlled through a condition on the decision notice.

A noise report has been submitted in support of the application. This has been carried out in accordance with the relevant standards. This has been assessed by Environmental Health Officers and its recommendations accepted. Details noise modelling has been carried out of the proposed noise sources to predict the level of impact on the gardens and first floor windows of the residential properties on the opposite side of Moorgate Road. The assessment determined the typical background noise level will not be exceeded by the proposed development. A condition will be included on the decision notice requiring that and fixed plant and machinery shall be designed to function to a level at least 5dB(A) below existing background noise levels.

A Lighting Assessment has been submitted in support of the application. In principle it is possible to design a lighting scheme that will not have an adverse impact on the amenity of nearby residential properties. A condition will be included as part of the planning permission requiring the submission and approval of a suitable lighting scheme.

In conclusion, the proposal would not be significantly detrimental to the amenity of the occupiers of existing dwellings, subject to the conditions referenced above. Furthermore, any lesser impacts from the development on existing residents need to be considered in the context of the planning balance and weighed against the positive benefits accruing from the development. The proposal, subject to appropriate planning conditions, complies with:

- the National Planning Policy Framework
- the National Design Guide
- Policies SD1, CS2, SUE2, SUE2c and CS19 of the Knowsley Local Plan: Core Strategy

Highways

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

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transport network, or on highway safety can be mitigated to an acceptable degree. Furthermore, 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.

During the consideration of the application, an amended access plan was submitted. The plan consists of an increased northern radius for the access and an extension of hardstanding at the northern tip of the ghost island right turn (Drawing 3892-SP05) which is welcomed.

It was previously requested that the extension of hardstanding for the ghost island right turn be implemented, however, following internal discussion, it has been decided that the extension of hardstanding for the ghost island right turn will no longer be required. Upon review the extension of hard standing for the ghost island, although originally intended to help mitigate right turns, would most likely be ineffective.

Given that movements are intended to be limited from the access anyway (based on comments included with Drawing 0601 Rev P), visibility is extensive in both directions, HGV drivers are trained appropriately and a likely more attractive egress option from Hornhouse Lane is available – the hard standing extension for the northern tip of the ghost island (as highlighted on Drawing 3892-SP05) will not be required. The increase of the northern radius for the access is required and is illustrated on the 'Proposed Access Plan' which will be an approved document.

The Highways Officer has requested four conditions requiring submission of a Travel Plan, the submission of a Demolition Plan, the submission of a Construction Environmental Management Plan and the implementation of the cycle storage. The Construction Management Plan and the demolition Plan have been consolidated into a single condition.

The proposed levels of car parking widely accords with the Council Supplementary Planning Document 'Ensuring a Choice of Travel. As stated above, cycle parking information will be submitted by condition.

Subject to the to the recommended conditions referred to above, the application accords with policies CS7 (Transport Networks) and CS19 (Design Quality and Accessibility in New Development) in the Knowsley Local Plan: Core Strategy Policy and it is considered that the development would not result in any significant adverse impacts on highway or pedestrian safety.

Trees and Landscaping

Saved Policy DQ4 of the Knowsley UDP seeks to ensure that new developments include adequate tree and landscape provisions, whilst also seeking the protection or replacement of trees affected by development. Policy CS21 of the Local Plan Core Strategy has the same aims and sets out the principles for mitigation where tree loss is unavoidable. This approach is supported by the Trees and Development SPD.

The majority of the trees in site front Moorgate Road and will be retained as part of the proposals, although a small number of trees will be removed to make way for the car park. Ample space exists within the site for replacement planting and this has been identified within the Landscape Strategy Plan submitted with the application.

Four trees are to be removed o facilaite the development (t3, t23. T42 and T5

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Detailed landscape proposals have been submitted with the application, however following consultation a number of issues were raised in respect of the species mix and the notes on

the plans. These are minor issues and whilst the detailed landscape plans will not form approved documents this matter can be addressed through a condition on the decision notice.

The details provided to date are sufficient for the proposal to comply with Saved Policy DQ4 of the Knowsley UDP and Policy CS21 of the Local Plan Core Strategy.

Air Quality

Policy CS2 of the Local Plan Core Strategy seeks to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality. This is in accordance with paragraph 186 of the NPPF and the Government's Air Quality Strategy.

An Air Quality Assessment has been submitted in support of this application and has been considered by Environmental Health officers. Taking into the fact the site is currently in use and generates traffic the proposed development will not have a detrimental impact on local air quality. The proposal complies with Policy CS2 and the NPPF.

Additionally, 24 electric vehicle charging points will be provided as part of the development and a Travel Plan will be agreed (through a condition) that will also promote the use of sustainable travel modes.

Ecology

Policy CS8 of the Local Plan Core Strategy, at various points, aims to ensure that new development protects and enhances biodiversity, including the protection of designated sites, priority habitats and protected and endangered species. This is fully consistent with the aims of the NPPF. The application is accompanied by a comprehensive ecological assessment.

To support the application the applicant has submitted an Ecology Report which was updated during the course of the application. The applicant has confirmed that all trees within the site have been assessed for their potential to provide habitat for roosting bats. A condition will be included on the decision notice regarding the timing of and vegetation clearance and the need for inspection by a qualified person in advance of the clearance taking place.

The applicant has submitted outline details of a scheme for compensating for the loss of the existing habitat and ensuring that there will be a net biodiversity gain on the site which involves tree planting, meadow creation and wetland creation. MEAS have advised the planting mix is amended from that submitted but this can be agreed through a condition on the decision notice. The applicant has accepted the condition.

A bat survey was submitted with the application, which found that one of the buildings subject to demolition had a moderate bat roosting potential. Consequently, a nocturnal bat survey was undertaken and no bats were observed emerging from the surveyed buildings. Tree T6 has been identified as having low bat roost potential. The felling of this tree shall be in line with best practice and the felling of this tree should employ soft felling techniques under the supervision of a suitable qualified ecologist. This is secured by condition.

Taking the above into account, the development would comply with CS8 of the Local Plan Core Strategy.

Flood Risk and Drainage

Policies CS2 and CS24 of the Local Plan Core Strategy combine to ensure that development will not cause an unacceptable risk of flooding and that surface water is drained in a safe and sustainable manner. Policy SUE 2 and SUE2c also set out that proposals should demonstrate a comprehensive approach to infrastructure provision and that having adequate drainage in place is key in achieving this.

United Utilities have raised no objections to the proposal. Conditions relating to drainage details has been requested and will form part a condition on the decision notice.

Social Value:

Local Plan Policy CS4 supports the sustainable economic growth of the Borough and improving the accessibility to an appropriate range of jobs by encouraging proposals for new employment development.

The proposal will result in significant economic benefits for the borough, through both the construction of the building on site and then continuing through the operational phase of the development. The applicant's Economic Impact Assessment has stated that up to 23 full time equivalent jobs will be supported through the construction phase of the development.

The Assessment also stated that 479 full time equivalent jobs would be created; 139 full time equivalent jobs supported through supply chain and employee spend in the local economy and 96 net additional jobs for residents of Knowsley.

The objective of Supplementary Planning Document 'Adding Social Value to Development' is to maximise the employment and training of local people. The SPD requires that applicants for major developments such as this to submit a 'Social Value Strategy' to the Council setting out how they propose to provide employment and training benefits for residents in the local area.

A financial contribution for delivery and monitoring for schemes delivering social value has been agreed with the applicant. The contribution is based upon the type and size of the development and in this instance the contribution would be £24,668. This is to be secured through a S106 Agreement.

Contaminated Land/Ground Conditions

Saved Policy ENV5 of the Knowsley UDP seeks to ensure that development does not occur on contaminated sites that could place future occupiers at risk from contaminants within the ground.

The Phase 1 report concluded that intrusive works were necessary to investigate potential sources of contamination associated with the former and current uses of the site. The site is currently warehousing but was previously recorded as an engineering works. Several tanks and an electricity substation have also been recorded. Made ground is anticipated to underlie most of the site. A condition will be included on the decision notice requiring intrusive site investigations be carried out and should any remediation be required how this is proposed to be carried out.

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The archaeological desk-based assessment (by Salford Archaeology dated November 2022) submitted with the application has fully reviewed the site and its archaeological potential. The report is of the opinion that due to the intense development of the proposed development site in the later 20th century, it is highly unlikely that any archaeological remains will be present. There are no heritage assets recorded on the Merseyside Historic Environment Record within the proposed development. The proposed development site is considered to have negligible archaeological potential.

The proposal therefore complies with Saved Policy ENV5.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the Relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That Planning Permission be granted subject to the signing of a S106 Agreement and 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) Prior to commencement of development (including demolition and site clearance) a Construction Management Plan shall be submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects. This shall include but not be limited to the following:

- a. Layout of the site compound including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles [for each phase as necessary].
- b. 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 Banksman.
- c. Construction staff parking arrangements
- d. Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
- e. Methods for dust control and suppression.
- f. A programme of works including phasing, if applicable.
- g. Adequate provision for addressing any abnormal wear and tear to the highway, if applicable
- h. Traffic route to be utilised by construction traffic
- i. Demolition Method Statement

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- j. Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).

All site works shall then be carried out in accordance with the approved Plan unless otherwise agreed in writing beforehand with the Local Planning Authority

Reason: 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 Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 4) No development approved by this permission shall be commenced until a contaminated land assessment and associated remedial strategy, together with a timetable of works, has been submitted to and agreed in writing by the Local Planning Authority:
- a. The contaminated land assessment shall include a desk study to be submitted to and approved in writing by the Local Planning Authority. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved in writing by the Local Planning Authority prior to investigations commencing on site.
 - b. The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with current guidance and best practice. The identity of the person shall be notified to and be approved by the Local Planning Authority prior to the site investigations commencing.
 - c. A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority prior to any remediation works taking place. The Local Authority must have approved such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless any identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
 - d. Any approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance in accordance with a detail to be first agreed in writing by the Local Planning Authority. A suitably qualified person as first agreed in writing by the Local Planning Authority shall be present on site to supervise investigation and remediation works when such works are taking place. If during the works contamination is encountered which has not previously been identified then the Local Planning Authority shall be notified immediately and all works shall cease pending the submission of additional information on the nature of the contamination and proposals as to how the contamination shall be fully dealt with and an appropriate remediation scheme shall be agreed in writing with the Local Planning Authority and carried out in accordance with agreed timescales.

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- e. Prior to the first occupation of [the building/any dwelling] on site a closure report shall be submitted to and approved in writing by the Local Planning Authority.

The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

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.

- 5) Development (excluding demolition and site clearance) shall not commence until a detailed SUDS based drainage scheme based on the principles of The SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2) has been submitted and approved in writing by the Local Planning Authority. The applicant should provide suitable drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out below. The maximum rate of discharge must be submitted and agreed with the Local Planning Authority. The works shall be implemented in accordance with the approved scheme before the development is brought into use.

The surface water and drainage strategy, detailed design drawings, calculations and supporting information shall be expected to consider the following elements:

- i) Evidence and justification that in selecting drainage features for post-development situation the surface water drainage discharge hierarchy has been followed. The proposals should aim to discharge surface water runoff as high up the following hierarchy of drainage options as reasonably practicable:
 - Into the ground (infiltration)
 - Into a surface water body, to a surface water sewer, highway drain, or another drainage system, and
 - To a combined sewerAny drainage strategy proposal should clearly demonstrate how the movement down the hierarchy has been considered and that the selection of the most appropriate set of SUDs techniques has taken into account the site geological and topographical characteristics. To assess the feasibility of infiltration techniques as part of the proposed drainage strategy, evidence must be provided to show that a suitable number of soakaway tests have been completed across the whole site to a suitable depth (i.e. a similar depth to the proposed infiltration devices). The results of the soakaway tests should be submitted and approved in writing by the LPA.
- ii) An assessment of groundwater levels on the site, their likely variations and, in the event that the assessment shows that groundwater levels will be high, details of mitigation measures to prevent groundwater flooding to new development
- iii) An assessment of water quality risk to surface water bodies and groundwater and in the event that the assessment shows unacceptable risk to water quality, details of mitigation measures and management shall be provided for approval
- iv) Results of a CCTV survey demonstrating that existing pipes are in good condition where they are to be used in post-development
- v) A drawing showing the proposed impermeable and permeable areas, suitably annotated

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- vi) Plan showing overland exceedance routes in the event of a failure of the system or storm event in excess of the 1 in 100 + 40% CC storm event
- vii) Summary Drainage Report setting out the Drainage Strategy and results of calculations demonstrating compliance with the above
- viii) Where third party agreements to construct sewers and to discharge flows are required, then written evidence of these two agreements shall be provided
- ix) A timetable for implementation of the drainage works including
- x) Demonstrating that adequate water quality of the off-site surface water flows (draining into a sewer, watercourse and ground) in accordance with the Simplified Index Approach as set out within Section 26 of the SUDS Manual (C753) can be achieved.
- xi) A Management and Maintenance Plan for the proposed SUDS relating to the lifetime of the development. The plan will include:
 - 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
 - Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime
 - Details for planning maintenance and a mechanism for remedial and urgent repair works
 - Means of access for inspection and maintenance purposes
 - Timescales for implementation
- xii) Full details of the drainage strategy will include the layout, manholes, cover and invert levels, proposed finished floor levels, pipe sizes and gradients, all on-line controls, on and off line storage structures and outfall details.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Policies CS2 and CS24 of the Knowsley Local Plan;; Core Strategy (2016).

- 6) Prior to the removal of any vegetation or the demolition or conversion of buildings between 1st March and 31st August in any year, a detailed survey shall be carried out to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub or other habitat to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone taking place.

Reason: To safeguard protected species in accordance with the NPPF.

- 7) Tree T6 (identified as T23 in the Arboricultural report) has been identified as having low bat roost potential. The felling of this tree shall be in line with best practice and the felling of this tree should employ soft felling techniques under the supervision of a suitable qualified ecologist.

Reason: To safeguard protected species in accordance with the NPPF.

- 8) Prior to first occupation of the development details of a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how measures to promote and encourage alternative modes of transport to the single-occupancy car would be communicated to employees. For

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the avoidance of doubt, the Travel Plan shall include, but not be limited to, the following:

- a) Production and distribution of an information pack for employees detailing travel options and information on all modes of transport.
- b) Information on existing transport policies, services and facilities, travel behaviour and attitudes.
- c) Access for all modes of transport.
- d) Advice on appropriate measures and actions to reduce car dependency and encourage sustainable travel.

The approved Travel Plan shall be issued to employees on initial occupation of the development.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable, having regard to Policies T6 and T9 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 9) Prior to the installation of any lighting to serve the approved development, a lighting scheme which includes the steps necessary to minimise light intrusion to local dwellings shall be submitted for the written approval of the local planning authority. The scheme shall include an isolux plot to demonstrate that the obtrusive light limitations suggested in the Institution of Lighting Engineers Guidance Notes for Light Pollution are met. The agreed details shall be installed in full before the approved building is brought into use and maintained thereafter.

Reason: To ensure the development does not adversely impact the amenity of nearby residential properties.

- 10) Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of all 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) planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
 - c) existing plants / trees to be retained
 - d) A detailed regime for the ongoing and longer-term maintenance of all soft landscaping is also required to be submitted for approval prior to the occupation of the development.

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates unless otherwise 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.

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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 Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 11) Prior to first occupation of the development, a scheme of ecological mitigation shall be submitted to and approved by the local planning authority. The ecological mitigation scheme shall deliver an enhancement in biodiversity units equal to or greater than the loss of biodiversity units on the development site, such that there is no net loss of biodiversity units as a result of the development. The approved ecological mitigation scheme shall be implemented no later than the first appropriate season following the occupation of the development. The season to be agreed with the local planning authority as part of the approval of the ecological mitigation scheme.

Reason: To ensure the ecological impacts of the development are acceptable and to ensure the adequate mitigation of habitats impact on as a result of the development.

- 12) The vehicle and cycle parking provision shown for Unit 1 of the development on the approved plans shall be provided prior to first occupation of the building to which it relates. The parking provision shall not be used for any other purpose other than the parking of vehicles and shall be hard surfaced.

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

- 13) 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 protect nearby residential properties from the potential noise impacts of the development

Informatives:

- 1) 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.
- 2) S278: 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, email:

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SiteDevelopment@knowsley.gov.uk to discuss the matter further. The highway fees applicable for a S278 highway agreement are available on the Knowsley Council website here: <https://www.knowsley.gov.uk/residents/roads/highway-fees-and-charges>

- 3) See letter from United Utilities
- 4) See letter from Merseyside Fire and Rescue Service
- 5) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linsearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/04/2023	21241-UMC-0001-SI-DR-A 0500	Rev P1	Location Plan
25/04/2023	21241-UMC-0001-SI-DR-A 0601	Rev P1	Proposed Site Plan
19/07/2023	3892-F01	Rev B	Proposed Site Access Plan
25/04/2023	21631-UMC-0001-ZZ-DR-A 1301	Rev P1	Proposed Elevations
25/04/2023	212341-UMC-0001-ZZ-DR-A 1001	Rev P1	Proposed Building Layout
25/04/2023	21241-UMC-0001-RF-DR-A 1002	Rev P1	Proposed Roof Plan
25/04/2023	21631-UMC-0001-ZZ-DR-A 1102	Rev P1	Proposed Sections
25/04/2023	21631-UMC-0001-ZZ-DR-A 1101	Rev P1	Indicative Proposed Site Sections
25/04/2023	T_22_2582_DRG-55-02	Rev P1	Proposed Levels
25/04/2023	21631-UMC-0002-SI-DR-A 0602	Rev P1	Proposed Outdoor Amenities
25/04/2023	21241-UMC-XXXX-SI-DR-A 2000	Rev P1	Site – Proposed Gatehouse GA
25/04/2023	21241-UMC-0002-SI-DR-A 0705	Rev P1	Site – Proposed M&E Compound Details
25/04/2023	21241-UMC-0002-SI-DR-A 0704	Rev P1	Site – Proposed Refuse Enclosure Details
25/04/2023	21241-UMC-0002-SI-DR-A 0703	Rev P1	Site – Proposed Cycle Shelter Details
25/04/2023	21241-UMC-0002-SI-DR-A 0702	Rev P1	Site – Proposed Fencing Details
25/04/2023	21241-UMC-0002-SI-DR-A 0701	Rev P1	Site – Proposed External Finishes Plan
25/04/2023	21241-UMC-0001-SI-DR-A 0600	Rev P1	Demolition Plan
25/04/2023	6127r2	2	Air Quality Statement
19/07/2023	15353_R01a_BV_CW	Rev B	Arboricultural Impact Assessment
25/04/2023	SA/2022/116	1	Archaeological Desk Based Assessment
22/04/2023	T-22-2582	1.0	Demolition Report
25/04/2023	February 2023	-	Economic Impact Assessment
25/04/2023	August 2023	-	Health Impact Assessment
25/04/2023	6127-1R3	3	Lighting Assessment
25/04/2023	50-731-R1-2	2	Noise Impact Assessment
06/10/2023	16725	-	Social Value Strategy
25/04/2023	February 2023	-	Transport Statement
25/04/2023			Planning Statement

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Signed Case Officer¹: **Jo Sheridan**

**Signed Authorising
Officer²:** **Alan Kilroe**

Date: **24 January 2024**

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