
From: Hannah Bizoumis <hannah@chromaplanning.com>
Sent: 19 August 2022 09:19
To: Quinn, Mark
Cc: 'James Wright'; 'Adrian Cole'; 'Richard Webb'
Subject: RE: External Mail: RE: 22/00163/FUL - Villiers Rd
Attachments: Traffic Flow Estimates for submission to Knowsley Council - 19 August 2022.pdf

Hi Mark,

Our consultants have provided this note explaining that the trip generation would still be lower than the 500 as stated by the AQ officer in a worst case scenario.

Please can you pass this on to the officer.

Subject to resolving this query on AQ, are we still on track for a decision to be issued next week?

As a side note – I am away from Tuesday next week back on 12 September – I will check my emails from time to time but if you could please copy James (copied) into correspondence that would be helpful and ensure nothing is missed.

Thanks
H

Hannah Bizoumis MRTPI MRICS
Director
Chroma Planning & Development

I am on annual leave from the 23 August returning on the 12 September.

Email: hannah@chromaplanning.com
Phone: 07557742364
Web: www.chromaplanning.com
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Please note I am not available Fridays between 9am – 3pm



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From: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Sent: 18 August 2022 14:53
To: Hannah Bizoumis <hannah@chromaplanning.com>
Subject: RE: External Mail: RE: 22/00163/FUL - Villiers Rd

Hi Hannah

Yes I would agree that the best way to resolve would be for your consultant to discuss this further with Ian Gaskell.

Regards

Mark Quinn
Principal Planner
Planning

Telephone: 0151 443 2223

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB



From: Hannah Bizoumis <hannah@chromaplanning.com>
Sent: 18 August 2022 10:15
To: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Cc: 'James Wright' <james@pemburyrealestate.co.uk>
Subject: RE: External Mail: RE: 22/00163/FUL - Villiers Rd

Hi Mark,

This is unfortunate. I think it may be best if our AQ consultant speaks to the EHO directly?

It is not possible to say who the occupier is on this site – it is quite frankly unusual for any commercial development to know who the occupier is before planning permission is granted. Can you go back to the officer to that effect? It is unreasonable for them to ask this.

The hours of use are not acceptable either – this is an industrial unit in an industrial estate, occupiers will want to ensure they can have access 24-7. The AQ officer needs to be made aware that no occupier will take this building if it is restricted as they have suggested, it will be unviable and an empty building.

I'll try and get our team to get a response in the next 24hrs, but I think more expedient way to resolve this would be if our AQ consultant can speak to the EHO directly.

Many thanks
H

Hannah Bizoumis MRTPI MRICS
Director

Chroma Planning & Development

I am on annual leave from the 23 August returning on the 12 September.

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From: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Sent: 18 August 2022 09:46
To: Hannah Bizoumis <hannah@chromaplanning.com>
Subject: FW: External Mail: RE: 22/00163/FUL - Villiers Rd
Importance: High

Hi Hannah

Please find the latest comments from the EHO. Unfortunately they are still maintaining their objection to the application. I would be grateful if this could be passed onto your consultants for comment/further information to be submitted.

Regards

Mark Quinn
Principal Planner
Planning

Telephone: **0151 443 2223**

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB

From: Gaskell, Ian <ian.gaskell@knowsley.gov.uk>
Sent: 17 August 2022 17:20
To: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Cc: Bradshawe, Helen <Helen.Bradshawe@knowsley.gov.uk>
Subject: RE: External Mail: RE: 22/00163/FUL - Villiers Rd

Hi Mark,

Unfortunately I am not satisfied with the traffic figures as I do not believe they are based on the worst case scenario.

How do they know there will be very little activity at night when they don't know who will be occupying the building? Also, this could change in the future and further permission would not be required, yet the AADT could exceed 500.

They need to reassess the figures, providing us with a breakdown of how they have derived at that number, and assume the worst case scenario over the 24 hours. I believe that given the size of the car park, the 10 loading docks, the 2 level access doors and the 24 hour use, the AADT will surpass the 500 stated in the IAQM document, and an air quality assessment would be required.

Therefore, our objection currently still stands, although, if we can look to include a condition stating that there can be no loading / unloading of vehicles between 21:00 and 05:00 then we could look to remove our objection?

Kind regards,

Ian Gaskell
Senior Officer - Environmental Protection
Environmental Health and Consumer Protection

Telephone: 0151 443 4267
Mobile: 07385 420 466

Knowsley Council, Huyton Municipal - Second Floor, Archway Road, Huyton, Knowsley, L36 9UX

From: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Sent: 09 August 2022 15:36
To: Gaskell, Ian <ian.gaskell@knowsley.gov.uk>
Subject: FW: External Mail: RE: 22/00163/FUL - Villiers Rd
Importance: High

Hi Ian

Please find the answers to your queries in relation to the Air Quality Assessment. (see also the e mail from Jon Parry which explains that tables/data)

Let me know if you need anything else.

Regards

Mark Quinn
Principal Planner
Planning

Telephone: 0151 443 2223

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB



From: Hannah Bizoumis <hannah@chromaplanning.com>

Sent: 09 August 2022 15:13

To: Quinn, Mark <mark.quinn@knowsley.gov.uk>

Cc: 'James Wright' <james@pemburyrealestate.co.uk>

Subject: RE: External Mail: RE: 22/00163/FUL - Villiers Rd

Hi Mark, our consultants respond to the EHO query raised below:

1. Please clarify why the document states data for 16 hours. **The 16 hour trips have been derived from TRICS with robust mode shares as agreed with the Highways Officer.**
2. Does the data include staff vehicles? **Yes**
3. How has 362 over 24 hours been derived? **The 24 hour flows have been derived from experience elsewhere – we do not expect a huge amount of overnight activity as is common with distribution centres, as many of the receiving centres for goods from the centre will not be operating on a 24-hour basis.**
4. Is the 362 just staff vehicles? **No, it includes delivery vehicles as well**
5. Do you know as yet which company will be operating from the unit? **Not yet – it would need to go to market and it is too early at this stage to confirm potential occupiers.**

Do let me know how you get on with the EHO on these queries.

Thanks

H

Hannah Bizoumis MRTPI MRICS
Director
Chroma Planning & Development

I am on annual leave from the 23 August returning on the 12 September.

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From: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Sent: 03 August 2022 15:55
To: Hannah Bizoumis <hannah@chromaplanning.com>
Subject: RE: External Mail: RE: 22/00163/FUL - Villiers Rd

Hi Hannah

Highways are all good it EH that are raising the queries in relation to the traffic flows to feed into the air quality assessment.

Thanks

Mark Quinn
Principal Planner
Planning

Telephone: 0151 443 2223

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB



From: Hannah Bizoumis <hannah@chromaplanning.com>
Sent: 03 August 2022 15:32
To: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Subject: External Mail: RE: 22/00163/FUL - Villiers Rd

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H Mark, I've forwarded on to our consultants hope to get back today.
I thought though that Highways were signed off?
Thanks
H

Hannah Bizoumis MRTPI MRICS
Director
Chroma Planning & Development

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From: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Sent: 03 August 2022 15:03
To: Hannah Bizoumis <hannah@chromaplanning.com>
Subject: 22/00163/FUL - Villiers Rd
Importance: High

Hi Hannah

Please find the following queries from Environmental health on the trip generation used for the air quality assessment. We have raised this with highways but they have suggested that your transport consultant will need to answer these queries set out below :-

Please clarify why the document states data for 16 hours (see below), and also does the data include staff vehicles, as they have a 96 space car park, which, even if you said 75 would be used by staff in a day equates to 150 trips alone. Given the change in shifts I would expect more vehicle movement at certain times to reflect this.

In the AQ assessment document they do state it equates to 362 vehicle movements per day. How have they derived at this number? If I am understanding it right, it means that there will only be 27 vehicle movements between 9pm and 5am? Further clarification needed on this. Is that just staff vehicles? Will there be no vehicles loading and/or delivering?

Do you know as yet which company will be operating from the unit?

Table 1: Comparison of 2-way Vehicle Trip Generation

Time Period	Transport Assessment (Table 5.8)	Revised TRICS Selection	Change
05:00-06:00	6	16	+10
06:00-07:00	10	15	+5
07:00-08:00	11	17	+6
08:00-09:00	15	27	+12
09:00-10:00	14	26	+12
10:00-11:00	10	24	+14
11:00-12:00	11	23	+12
12:00-13:00	12	28	+26
13:00-14:00	18	26	+8
14:00-15:00	11	28	+17
15:00-16:00	10	22	+12
16:00-17:00	12	25	+13
17:00-18:00	10	24	+14
18:00-19:00	7	13	+6
19:00-20:00	12	12	+0
20:00-21:00	7	8	+1
Daily Trips (16 hour)	176	335	+159

Regards

Mark Quinn
Principal Planner
Planning

Telephone: 0151 443 2223

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From: Hannah Bizoumis <hannah@chromaplanning.com>
Sent: 02 August 2022 12:41
To: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Subject: RE: External Mail: RE: Consultation responses

Okay great – yes I think that UU and LLFA probably require the same condition. I am waiting to hear back from our drainage engineer.

Thanks

H

Hannah Bizoumis MRTPI MRICS
Director
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From: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Sent: 02 August 2022 09:40
To: Hannah Bizoumis <hannah@chromaplanning.com>
Subject: RE: External Mail: RE: Consultation responses
Importance: High

Hi Hannah

Not at the moment but I have been working on drafting the conditions rather than the report. I will need to pick up drainage/flood risk with Alan as UU have asked for a condition so it may be we combine them both ? I will wait until I have your response.

EH have raised a query on the traffic counts in relation to air quality but I need to discuss with highways prior to coming back to you and the engineer has been on leave. I think he is back tomorrow so I should be able to sort it them and come back to you.

Legal sent the draft S106 out to the solicitors yesterday.

Can't think of anything else at the moment.

Regards

Mark Quinn
Principal Planner
Planning

Telephone: 0151 443 2223

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB



From: Hannah Bizoumis <hannah@chromaplanning.com>

Sent: 02 August 2022 09:21

To: Quinn, Mark <mark.quinn@knowsley.gov.uk>

Subject: External Mail: RE: Consultation responses

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Thanks Mark, will come back shortly. It may be that we will have to accept an appropriate condition on some of the drainage information.

Are there any other outstanding queries while you are working though your officer report?

Thanks

H

Hannah Bizoumis MRTPI MRICS
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Chroma Planning & Development

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From: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Sent: 01 August 2022 15:17
To: Hannah Bizoumis <hannah@chromaplanning.com>
Subject: FW: Consultation responses
Importance: High

Hi Hannah

Please find the consultation response from the LLFA. I would be grateful for your comments.

Regards

Mark Quinn
Principal Planner
Planning

Telephone: 0151 443 2223

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB



From: Tayefi, Vahid <Vahid.Tayefi@knowsley.gov.uk>
Sent: 01 August 2022 14:49
To: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Subject: FW: Consultation responses

Hi Mark,

Please find attached the LLFA response for 22/00163/Ful.

Regards
Vahid

From: Tayefi, Vahid <Vahid.Tayefi@knowsley.gov.uk>
Sent: 01 August 2022 14:48
To: Tayefi, Vahid <Vahid.Tayefi@knowsley.gov.uk>
Cc: McNally, Rebekah <Rebekah.McNally@knowsley.gov.uk>
Subject: RE: Consultation responses

Hi Mark,

Please find attached the LLFA response for 22/00163/Ful.

Regards
Vahid

From: Tayefi, Vahid
Sent: 29 July 2022 11:52
To: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Subject: RE: Consultation responses

Hi Mark,

Tring to send LLFA response for 22/00163/FUL today and 22/00099/FUL and 22/00284/OUT for Monday.

Regards
Vahid

Vahid Tayefi
Principal Drainage Engineer
Mobile: 07766 500208
Knowsley Council, , Knowsley,



From: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Sent: 28 July 2022 16:44
To: Tayefi, Vahid <Vahid.Tayefi@knowsley.gov.uk>
Subject: RE: Consultation responses

Hi Vahid

Any progress on these 22/00163/FUL is the highest priority followed by 22/00099/FUL then 22/00284/OUT

I would be grateful for an update.

Regards

Mark Quinn

**Principal Planner
Planning**

Telephone: 0151 443 2223

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB



From: Quinn, Mark
Sent: 19 July 2022 08:38
To: Tayefi, Vahid <Vahid.Tayefi@knowsley.gov.uk>
Subject: RE: Consultation responses

Thanks Vahid

Regards

**Mark Quinn
Principal Planner
Planning**

Telephone: 0151 443 2223

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB



From: Tayefi, Vahid <Vahid.Tayefi@knowsley.gov.uk>
Sent: 18 July 2022 13:41
To: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Subject: RE: Consultation responses

Hi Mark,

I was off for two weeks and update you on the below this week.

Regards
Vahid

**Vahid Tayefi
Principal Drainage Engineer**

Mobile: 07766 500208

Knowsley Council, , Knowsley,

From: Quinn, Mark <mark.quinn@knowsley.gov.uk>

Sent: 12 July 2022 11:54

To: Tayefi, Vahid <Vahid.Tayefi@knowsley.gov.uk>

Subject: Consultation responses

Importance: High

Hi Vahid

Hope you are well.

I have not received any responses from LLFA on the following major applications.

22/00099/FUL

22/00163/FUL and

22/00284/OUT

Just to advise that if I do not have a response at the time of the determination of the applications we will impose a surface water drainage condition.

Could you advise if you are able to respond to the above applications.

Regards

Mark Quinn
Principal Planner
Planning

Telephone: 0151 443 2223

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB

Location Land Bounded by Villiers Road and Penrhyn Road,
Knowsley Business Park, Knowsley

Technical Note

LPA Ref 22/00163/FUL

Author Adrian Cole

Date 19 August 2022

Project No. 24158402

Traffic Flow Estimates

Background

1. This technical note is intended to assist Knowsley Council's Environmental Health Officer with the positive determination of the planning application for 9,941 m² gfa of B2:B8 uses at the site. It draws upon the following documents already submitted to Knowsley Council:
 - Transport Assessment – February 2022
 - Response to Knowsley Highways – 1 June 2022
 - Response to Knowsley Highways 2 – 22 June 2022
2. It is our understanding that the Knowsley Council Highways Officer is now satisfied that a robust process has been adopted for the trip generation.

16-hour Traffic Flows

3. Following dialogue with the Highways Officer on the basis of the additional technical notes submitted during June 2022, Table 1 sets out the worst case 16-hour (0500 – 2100) daytime traffic flows associated with the development. During the 16-hour daytime, it is anticipated that the scheme would generate a maximum of 248 light duty vehicles and 68 heavy goods vehicles.

Table 1: Worst Case 16-hour (0500-2100) Traffic Flows

Mode	16 hour vehicle flow (0500-2100)	Source
Employees by taxi	3	Table 3 of 22 June 2022 Technical Note – assumes 100% B2 use
Employees by motorcycle	2	
Employees driving cars	243	
Light duty vehicles	248	
Heavy goods vehicles	68	Appendix D of 1 June 2022 Technical Note - assumes 100% B8 use – 0.721 HGV trips per 100 m ² gfa
TOTAL	316	

4. As requested by the Highways Officer, we have considered a 100% B2 use for the purposes of employee trip generation, which will be much higher than that associated with a B8 or hybrid B2:B8 use. In addition, we have overlaid HGV trips associated with a 100% B8 use, which are much higher than those associated with a B2 use or a hybrid B2:B8 use.

24-hour Traffic Flows

5. At present, the occupier is not known and therefore is not possible to accurately predict the amount of vehicle activity between 2100 and 0500 hours. Nevertheless, it is expected that overnight activity would be lower on average than worst case daytime activity, noting that the daytime flows already include trips arriving at/departing from the development from 0500 hours onwards.
6. Making an overly robust assumption that average overnight activity would be 80% of the average daytime activity (which is much higher than the assumptions used to date), extrapolation of the worst-case 16-hour traffic flows would yield a maximum of 442 vehicles per day, broken down into 347 light duty vehicles and 95 heavy goods vehicles. The breakdown of the calculation steps is given in Table 2.

Table 2: Worst Case 24-hour Traffic Flows

Flow	2-way flow
Light duty vehicles	
Light duty vehicles daytime – 0500 to 2100 hours	248
Average hourly daytime light vehicle flow – 0500 to 2100 hours	15.50
Average hourly overnight light vehicle flow – 2100 to 0500 hours (80% of daytime average)	12.4
Worst-case light duty vehicles overnight – 2100 to 0500 hours	99
24-hour light duty vehicles – worst case	347
Heavy goods vehicles	
Heavy goods vehicles daytime– 0500 to 2100 hours	68
Average hourly daytime heavy vehicle flow – 0500 to 2100 hours	4.25
Average hourly overnight heavy vehicle flow – 2100 to 0500 hours	3.40
Worst-case heavy goods vehicles overnight – 2100 to 0500 hours	27
24-hour heavy goods vehicles – worst case	95
24-HOUR TOTAL	442

7. It is reiterated that the estimates of vehicle movements are a theoretical worst case, as they blend employee vehicle activity from a 100% B2 use with HGV activity from a 100% B8 use.
8. Nevertheless, under the assumption used above, the worst case traffic flows fall well below the Institute of Air Quality Management (IAQM) criteria¹ to undertake air quality modelling (a change in light duty vehicles of more than 500 AADT or a change in HDV vehicles of more than 100 AADT). Therefore, the conclusions within the air quality assessment remain applicable even under these worst-case traffic assumptions; that the impact on air quality of the operational phase transport emissions is deemed to be negligible and not significant.

Next Steps

9. Knowsley Council are invited to review this note to aid positive determination of the planning application.

¹ Land-Use Planning & Development Control: Planning for Air Quality, IAQM, 2017