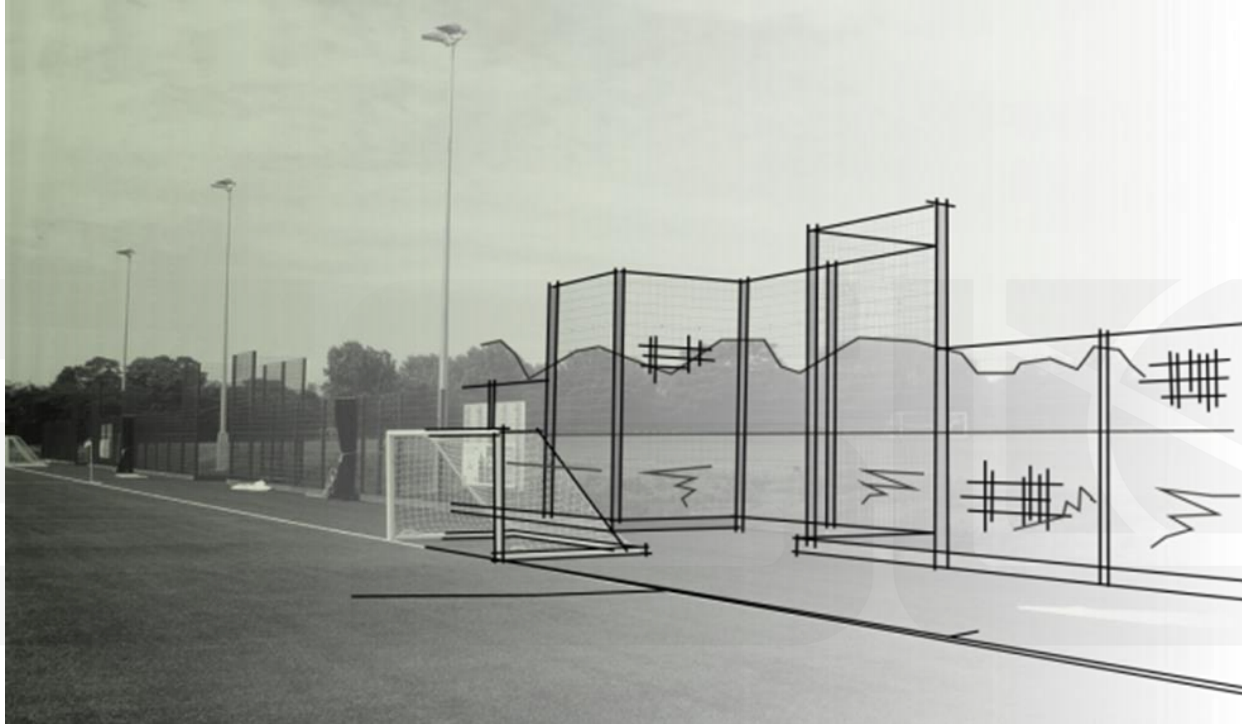


Jubilee Park

Construction of an external Artificial Turf Pitch (ATP) with car park and site access improvements

Discharge of Planning Conditions Covering Letter



Document Control			
Project	Jubilee Park		
SSL project code	CLS036		
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Associated Documents

- Arboricultural Method Statement
- Community Use Agreement
- Lano-CLS 036 03 Proposed Site Plan Rev09
- Lano-CLS 036 04 AGP Plan Rev09
- Noise Management Plan Rev02
- Lincombe Road Site Access Plan ref 27090- 110B
- Jubilee Park Planting Plan
- Jubilee Park Hardscape Plan
- 25-002-001 Connection to United Utilities System
- Lano-CLS 036 07 Proposed Drainage Layout Rev2
- Lano-CLS 036 08 Proposed Drainage Strategy Rev01
- Ground Investigation Report Rev01
- Appendix A – Lighting Design
- Optivision Louvres Explained V4

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Introduction

SSL have been commissioned to complete site-specific survey works and collate further site information and details in order to assist in the discharge of the planning conditions placed on the permitted application for the construction of an all weather playing pitch with associated features, car park and site access improvements at:

Jubilee Park
Dinas Lane
Knowsley
L36 2NW

This statement and supporting information are to be considered in order to discharge some of the planning conditions in relation to the planning application approval ref 23/02847/FUL.

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Planning Conditions

Planning Condition 3

3. No development shall commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the proposed AGP/car park at Jubilee Park and include details of pricing policy, hours of use, community access, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities and to ensure sufficient benefit to the development of sport. This is a pre-commencement condition to ensure that access for the community is considered at the earliest stages of the development.

Response –

Please refer to attached:

- Community Use Agreement

Planning Condition 4

4. A least five working days written notice shall be given to the Local Planning Authority of the intention to commence development. The protective tree fencing shall be erected in accordance with the Tree Protection Plan (reference 003 Rev B) prior to the commencement of development. Full details of the works within the root protection areas of the retained trees, in the form of an Arboricultural Method Statement, shall be submitted to and approved in writing prior to the commencement of the development. The Arboricultural Method Statement shall then be implemented in accordance with the approved details and the protective fencing, as approved, 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.

Reason: To ensure that the proper protection of trees has been carried out and to ensure that the tree protection fencing required pursuant to the approved Arboricultural Method Statement is in place prior to works commencing, in the interests of visual amenity and to comply

Response –

Please refer to attached:

- Arboricultural Method Statement

Planning Condition 6

6. Notwithstanding the approved plans, details of lighting cowlings or hoods and an updated lighting overspill plan, shall be submitted to and approved in writing by the local planning authority prior to any lighting being brought into use. The details shall reduce lighting overspill to a minimum acceptable level and shall include a lighting overspill plan showing lux levels up to and beyond site boundaries. The floodlighting and car park lighting shall then be constructed and operated in accordance with the approved details and shall be managed in accordance with the lighting reports entitled: Appendix A (Floodlight Data Sheet) OptiVision LED gen 3.5 - Smart Area and Recreational Sports Lighting Report; Appendix B Floodlighting Performance Report; and Appendix D Sport Lighting Statement 1st Issue. The mitigation measures to minimise light intrusions to local dwelling shall be completed prior to operation of any lighting, maintained thereafter in accordance with the agreed scheme and shall only be operated in accordance with the mitigation measures set out in the lighting reports (Appendix A (Floodlight Data Sheet) OptiVision LED gen 3.5 - Smart Area and Recreational Sports Lighting Report; Appendix B Floodlighting Performance Report; and Appendix D Sport Lighting Statement 1st Issue). The car park lighting bollards shall have movement operated lighting sensors to ensure the car park lighting is only on when in use in the evening. For the avoidance of doubt, these mitigation measures include, but are not limited to, use of daylight sensors, use of lighting only when the pitch is in use and automatic shut off of lighting, to minimise lighting impacts on neighbouring properties.

The lighting associated with the 3G artificial pitch shall be switched off at 21:15 Monday to Friday (between September to April) and 18:15pm on Saturdays and Sundays and at no other time. The lighting of the car park shall be switched off at 21:30 Monday to Friday between September and April and 18:15 on Saturdays and Sundays.

Reason: To protect residential amenity.

Response –

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Discussions have taken place with Knowsley Councils Ecology Officer on the requirements to cover this condition prior to submitting the details required. They were initially requesting external hoods in order to help to reduce the lightspill to the surrounding tree areas. However the modern LED lights being proposed are fitted with an internal louvre which offers a more efficient option to an external hood, which would have been welded onto the light fitting and was a more traditional way of controlling spill especially to the older metal halide floodlights. The internal louvre controls the light spill more effectively as it uses louvres directly against the LED boards/optics as you deal with the light spill and direction of light at source. The Optivision Louvres document submitted with this discharge of condition submission explains this further. It is considered that the use of internal louvres taken together with the hours of use restrictions on the floodlights between May-August (hibernation season) will result in minimal impact on wildlife to the surrounding areas.

Please refer to attached:

- Appendix A- Lighting Design
- Optivision Louvres Explained document V4

Planning Condition 7

7. The development shall not commence until a noise mitigation scheme has been submitted to and approved in writing by the local planning authority which specifies the provisions to be made for the control of noise emanating from the site. The noise mitigation scheme shall be based on the results of a noise assessment which suitably characterises the noise climate at nearby residential dwellings and shall include the noise mitigation measures set out on the approved plans (references LANO-CLS036 04 Rev 05; LANO-CLS036 03 Rev 05 and LANO-CLS036 05 Rev 02) and shall include an updated Noise Management Plan based on the Management Plan reference 02. The noise mitigation scheme shall be fully implemented, as agreed, prior to the development hereby permitted being brought into use, and shall be retained and appropriately maintained thereafter (where appropriate). Documentary evidence of the works shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development. The Updated Noise Management Plan, which shall include a code of conduct for the development hereby permitted, shall be adhered to at all times during the use of the development hereby permitted.

Reason: In the interests of protecting residential amenity. This is a pre-commencement condition to ensure that noise mitigation is considered at the earliest stages of the development process.

Response –

Please refer to attached:

- Noise Management Plan Rev02

Planning Condition 9

9. No development shall take place until a revised scheme for the design and layout of the site access junction has been submitted to and approved in writing by the Local Planning Authority. The approved site access junction shall be implemented in accordance with the approved details and shall be available for use prior to occupation. For the avoidance of doubt, the scheme shall include for bollards to be installed at regular intervals for at least the length of the raised speed table; a speed hump on the access way within the park adjacent to the site access; and a separate pedestrian gate and path. The vehicular gate shall remain open at all times the development is in operation.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity. This is a pre-commencement condition to ensure the safety of highway users at the earliest stage of development.

Response –

Please refer to attached:

- Lincombe Road Site Access Plan REF: 27090-110B

Planning Condition 14

14. Prior to any above ground works or surfacing works being carried out, full details of all soft landscaping works shall be 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) Planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work. The scheme shall include new tree planting on a 2 for 1 replacement basis.
- b) A detailed regime for the ongoing and longer-term management and maintenance of all landscaping (hard and soft) is also required to be submitted for approval prior to the development being brought into use.

The approved landscaping works shall be implemented and completed prior to the development being brought into use, unless otherwise agreed in writing by the Local Planning Authority. The maintenance and management of the landscaped areas shall be carried out in

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accordance with the approved details. For the avoidance of doubt these details shall include details as to who will carry out the management and maintenance responsibilities.

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 and managed having regard to its location and the nature of the proposed development and in the interests of biodiversity.

Response –

Please refer to attached:

- Jubilee Park- Hardscape Plan
- Jubilee Park- Planting Plan

Planning Condition 15

15. Prior to any above ground works of the development hereby permitted, full details of the proposed ground levels (including levels for all vehicular manoeuvring, pedestrian/cyclist and parking areas) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include existing adjacent land levels at site boundaries including those of neighbouring gardens. The development shall be implemented in accordance with the approved details prior to the development being brought into use.

Reason: To ensure the impact of the development on adjacent properties is acceptable and in the interests of highway and pedestrian safety and the amenity of all users.

Response –

Please refer to attached:

- Lano-CLS036 03 Proposed Site Plan rev09
- Lano-CLS036 04 Proposed AGP Plan rev09

Planning Condition 18

18. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include:

An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof).

This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; any SUDS based drainage scheme shall be based on the principles of the SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2); details of drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works shall be submitted to and approved in writing by the LPA;

A restricted rate of discharge of surface water agreed with the Local Planning Authority (if it is agreed that infiltration is discounted by the investigations); The maximum rate of discharge, off site, shall not exceed 3.19 l/s (Greenfield Qbar) unless otherwise agreed in writing by the LPA.

Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to the development being brought into use, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This is a pre-commencement condition to secure a sustainable drainage solution at the earliest stage of development.

Response –

Please refer to attached:

- 25-002-001 Connection to United Utilities System
- Lano-CLS 036 07 Proposed Drainage Layout Rev2
- Lano-CLS 036 08 Proposed Drainage Strategy Rev01
- Ground Investigation Report Rev01

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