

EIA Screening Request

**Land at Ormskirk Road and Knowsley
Lane, Knowsley**

Caddick Developments Ltd

Project: 2019-032

April 2022

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Project sheet

Client: Caddick Developments Ltd
Project: Land at Ormskirk Road and Knowsley Lane, Knowsley
Document: EIA Screening Request
Date: April 2022
Ref: 2019-032

Stage	Prepared By	Checked By	Date	Signed
Draft	NP	MS	18/12/2021	MS
Updated Draft	NP	MS	18/03/2022	MS
Final Draft	NP	MS	28/03/2022	MS

Final

Authorised for and on behalf NJL Consulting



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Appendix 1: Site Location Plan

Appendix 2: Indicative Masterplan

1. Introduction

- 1.1 This Statement has been prepared by NJL Consulting, on behalf of Caddick Developments, and forms a request to Knowsley Council for a formal Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations (2017) ('the EIA Regulations') for the proposed employment use development of land at Ormskirk Road and Knowsley Lane, Knowsley.
- 1.2 The site is allocated in the Knowsley Core Strategy (site SUE1 Part 1(b)) for employment uses, hence the proposals align with an up to date development plan allocation and have been subject to strategic environmental assessment.
- 1.3 The development, of approximately 14,000sqm (150,000sqft) (gross) B2, B8 and E(g) Uses on a 6.5ha site, exceeds the 'Screening' Thresholds for this type of proposal as established at Schedule 2 (10)(a) of the EIA Regulations, meaning they must be subject to a formal screening process. However, the likelihood of significant environmental effects is very low.
- 1.4 In accordance with Regulation 6(2) of the EIA Regulations the Screening Request includes a plan sufficient to identify the land; a site location plan is enclosed at **Appendix 1** and the Indicative Proposed Masterplan at **Appendix 2**.
- 1.5 The remaining information required by Regulation 6(2) is set out in this Screening Request statement.
- 1.6 This statement sets out the relevant site context and background, before going on to describe the proposed development, then assessing the relevant effects of development, before demonstrating the proposals do not constitute Environmental Impact Assessment (EIA) development for the purpose of the EIA Regulations.
- 1.7 Having set out the rationale for our opinion that the proposals are not EIA development, we request confirmation in the form of a formal Screening Opinion.

2. Factual background

- 2.1 The broadly triangular site extends to approximately 6.5ha and is allocated for employment development in the Knowsley Local Plan: Core Strategy (2016) (Policy SUE1 Part 1(b)). It lies to the east and south east of the established Knowsley Business Park and Knowsley Industrial Estate and. A Site Location Plan is at **Appendix 1**.
- 2.2 The general site boundaries are largely formed of the East Lancashire Road (to the north), Ormskirk Road (to the west and south west) and Knowsley Lane (to the east and south east).
- 2.3 The main development area is largely comprised of managed arable farmland bound by low hedgerow. There is an existing area of woodland in the north, and this area also includes a small land drain (which drains only the site itself with no wider catchment and surveys show no flowing water). A public right of way crosses the site running approximately north/south from Ormskirk Road to Knowsley Lane.
- 2.4 The site also contains live utilities infrastructure and associated easements, including a water easement along the northern boundary, a gas main along Knowsley Lane, and an electricity easement in the north east corner. However, these easements do not affect the sensitivity of the site in environmental terms.
- 2.5 The wider land (i.e. the site and land within the boundaries of the aforementioned roads) is largely greenfield, aside from two residential properties to the north east (90m from the main development area) and a farmhouse with adjoining commercial uses in broadly the centre of the site. A further residential property is to the east, beyond Knowsley Lane.
- 2.6 Beyond the immediate site boundaries; land to the north east (beyond the East Lancashire Road), east, and to the south is Green Belt with Knowsley village beyond, Knowsley Business Park is to the south west, west and north west, with land to the north (beyond East Lancashire Road) being allocated for employment uses.
- 2.7 There are existing sustainable and public transport links close to the site. Two adjacent bus stops on Ormskirk Road provide frequent services to nearby populations along with other towns and settlements in the area. The site is also within walking and cycling distance of other employment uses and residential areas.
- 2.8 There are no statutory designations within the site, and none of the trees are protected. There are no listed buildings or Conservation Areas within the site nor in the

immediate vicinity. The site is within Flood Zone 1 as defined on the Government Flood Risk for Planning Map.

- 2.9 There are no tree preservation orders on the site.
- 2.10 The site is of low ecological value. There are no ecological or environmental protections or designations which cover the site, nor are such designations close by. For example. The nearest Special Areas of Conservation ('SAC'), Special Protection Areas ('SPA') Site of Special Scientific Interest ('SSSI') and Ramsar sites are over 12km from the site (at the River Mersey) and are separated from the site by existing commercial and industrial development and the Liverpool urban area. The site is not within any defined SSSI Impact Zones and does not contain functionally linked habitat. A Knowsley Local Wildlife Site ('LWS') is approximately 1km to the south and is separated from the site by local highways and farmland.
- 2.11 Therefore, whilst the site is in reasonable proximity to existing residential properties, given the lack of statutory designations it is generally unconstrained in environmental terms and is not a sensitive site.

3. Proposed development

3.1 The proposed development includes the following:

- Construction of new buildings (units) for general employment use (Use Classes E(g)(iii), B2, B8, and ancillary E(g)(ii)).
- Indicative unit sizes of approximately 3,000sqm to 7,000sqm;
- Unit heights, measured to the underside of haunch, of 10m to 12.5m;
- Service yard, loading bays, and staff and visitor car parking, with approximately 215 parking spaces to be provided including accessible parking spaces and electric vehicle charging points;
- Cycle parking infrastructure;
- Drainage infrastructure, including sustainable drainage features and culverting of a section of an existing land drain;
- Biodiversity mitigation and management;
- Planting and landscaping within the site and along the site boundary, including tree planting to offset as far as possible the loss of poor quality trees in the northern area of the site, along with biodiversity suitable planting
- Enhanced boundary planting and acoustic mitigation where the site adjoins more sensitive uses such as residential properties; and
- Improvements to a currently uninviting and largely inaccessible public rights of way linking Ormskirk Road and Knowsley Lane, including diversion of the public right of way, along with other pedestrian accessibility works.

3.2 An indicative proposed Masterplan is enclosed at **Appendix 2**.

3.3 Pre-application discussions with Knowsley Council are ongoing, with discussions to date reflecting the fact the site is allocated for employment uses and that adjacent uses need to be sensitively considered as part of the development.

4. The need for Environmental Screening

The EIA Screening process

- 4.1 The EIA Regulations set out that a development will only require an Environmental Statement ('ES') if there is a likelihood of significant environmental effects by virtue of its size, location and characteristics of development, including the potential to result in significant cumulative effects, unless the Regulations require otherwise.
- 4.2 Developments within Schedule 1 of the EIA Regulations automatically require an ES. Developments which exceed thresholds set out in Schedule 2 will require a Screening Opinion from the local planning authority in order to determine whether an ES is required. For Schedule 2 developments, an ES is not automatically required and the criteria at Schedule 3 assist on determining whether a scheme is an EIA development.
- 4.3 In this instance, the development is not Schedule 1 development and falls within '*industrial estate development projects*' as defined in Schedule 2 (10)(a) of the EIA Regulations. The site area (6.5ha) exceeds the 0.5ha threshold in Schedule 2 (10)(a) and the development must therefore be 'Screened'.
- 4.4 To assist the Screening process, Schedule 3 of the EIA Regulations considers the following key criteria to inform a judgement as to whether the proposals are likely to give rise to significant environmental effects:
 1. Characteristics of the development
 2. Location of the development; and
 3. Characteristics of any potential impacts.

Environmental Statement 'thresholds'

- 4.5 In assessing the potential for significant environmental effects, it is relevant to consider the 'EIA Thresholds Table' as set out in Planning Practice Guidance. The Guidance indicates that Schedule 2 (10)(a) development of less 20ha in size is unlikely to require an ES unless clear site specific reasons indicate otherwise.
- 4.6 A relatively modest commercial and industrial development is proposed, on a site which is allocated for such uses in the development plan and is located close to other similar established uses (i.e., Knowsley Business Park, and the East Lancashire Road).

- 4.7 It is demonstrated in Section 2 of this report that the site is not subject to any particular designations and is not sensitive in environmental terms. The development is less than one third of the indicative ES threshold and as described above is set within a wider area of existing of commercial and industrial developments which form Knowsley Business Park.
- 4.8 Therefore, based on the indicative EIA Thresholds Table alone, an ES is not required.

Screening summary

- 4.9 Based on the overall nature of the site and it being free from statutory environmental designations, the fact the proposed development is significantly below indicative thresholds, and that appropriate mitigation can be provided for any typical effects of development, it is entirely reasonable to conclude the proposals at not EIA Development and therefore an ES is not required.
- 4.10 However, for robustness, the following section of the Screening Request goes on to assess the potential effects of the development and demonstrates the effects can be mitigated through standard measures and any effects will not be significant.

5. Assessment of the proposals in EIA terms

- 5.1 This section considers the relevant technical matters in order to conclude on whether the proposals form EIA development (noting we consider the proposals are not EIA Development).

Technical matters

Noise

- 5.2 Given the proximity of sensitive receptors to major roads, road traffic is the dominant noise sources, with secondary noise from nearby industrial and commercial uses. Defra noise maps indicate road noise levels at existing properties close to the site are in the region of 65-70dBA (daytime) and 55-60dBA (night-time), this noise level falls slightly to 60-65dBA (daytime) and 55-60dBA (night-time) for those properties slightly further south of the East Lancashire Road.
- 5.3 Development will bring industrial and commercial uses in to closer proximity to four existing residential properties located on Knowsley Lane. However, the effect of the development on these receptors is not expected to be significant.
- 5.4 Noise from the construction phases can be managed through appropriate working techniques and controls on the hours of working, for example. These matters can be readily addressed through a construction phase management plan.
- 5.5 The intention is for the development to be capable of being fully operational for 24 hours a day throughout the year, as required by most modern occupiers. Clearly, within this 24 hour period there will be peak hours of working, likely weekday daytime which is less sensitive in terms of noise effects.
- 5.6 Existing trees and planting will be retained as far as possible along the more sensitive boundaries to properties on Knowsley Lane and at Tinkle Peg Farm (although it should be noted the farm has an existing commercial operation). The development will include acoustic screening and barriers along these more sensitive boundaries. The detail of any mitigation will be confirmed through a planning application.
- 5.7 It is therefore unlikely that noise from activities related to the construction and operation of the proposed development will have a significant environmental effect.

Air quality

- 5.8 The site is not located within, or in close proximity to, an existing AQMA and air quality monitoring data measured concentrations in Knowsley are below the relevant annual mean air quality objective.
- 5.9 The site is immediately adjacent to excellent highways and transport connections and given the nature of the development this is likely to limit the amount of development generated traffic travelling through residential areas such as Knowsley village. There is potential for access via public transport (with bus stops located on Ormskirk Road) and other sustainable means such as cycling).
- 5.10 Whilst there are residential properties close to the site, they must be viewed in the context that East Lancashire Road is also in close proximity to these homes. This has a material effect on the existing position from which to consider any subsequent effects.
- 5.11 The development will also include measures to minimise air quality impacts. These measures could include electric vehicle charging, cycle access and parking, pedestrian friendly routes, and a development travel plan, all of which can promote greener sustainable travel options.
- 5.12 An assessment of the potential for the proposed development to impact on air quality will be undertaken. If it is concluded that mitigation measures are required, these will be agreed in consultation with the Council.

Biodiversity and ecology

Ecology

- 5.13 The site was surveyed in 2019 and 2021. Habitats identified are of low quality and mostly widespread within the surrounding environment. This included predominantly arable land with hedgerows, bramble scrub, and broadleaved woodland. The removal of trees for the development is not significant in ecological and biodiversity terms owing to the limited value of the trees and relative lack of suitable habitats.
- 5.14 The site was considered to potentially provide value for common amphibians, birds, bats, hedgehog, and badger due to the variety of habitats present within the site. Further surveys for breeding birds, wintering birds, and bats were conducted to assess the value of the site for these features.

- 5.15 Three bat activity surveys were conducted between June and September 2021 and a static bat detector was deployed at the same time. Four species of bat were recorded, although in low numbers throughout the site with the majority using vegetation around the periphery of the site, such as the hedgerows to the south west and south east which are mostly retained within the development.
- 5.16 Two breeding bird surveys were conducted in May and June 2021. The site was assessed as being used mostly by common and widespread species, including dunnock, house sparrow, and song thrush. Mitigation measures including the provision of increased variety of nesting habitat within the landscape designs for the development will provide increase the value of the site towards nesting bird species.

Wintering Bird Survey

- 5.17 Wintering bird surveys were conducted between September 2021 and March 2022 to determine which, if any, species are using the site and adjacent habitats during the wintering period and to assess the importance of the site for these surveys. No notable species were observed, meaning the site has limited value as functionally linked land of the Ribble & Alt Estuaries SPA and Ramsar, and the Mersey Estuary SPA and Ramsar.

Habitat Regulations Assessment Summary

- 5.18 An assessment of the site and development was conducted to understand if the development could cause a likely significant effect on European designated sites within the zone of impact. The focus of this assessment being wintering birds and associated habitats, as agreed with MEAS. A potential for likely significant effect was identified through the loss of functionally linked land and a change in species distribution as a result of increased disturbance due to the development. In turn, this required further consideration through an Appropriate Assessment.
- 5.19 The Appropriate Assessment concluded that no significant effects will occur to the European Designated sites due to the low value of the site and surrounding habitats to wintering bird species. Furthermore, the level of suitable mitigation included within the development design will not lead to significantly increased levels of disturbance over baseline levels.

Biodiversity

- 5.20 Biodiversity Net Gain will be considered in the application. The site specific survey work will set an initial biodiversity score from which net gains can be calculated in line with the DEFRA Metric. The proposed layout allows for enhancements of targeted

areas of ecological value, to provide suitable conditions for protected species. The proposed SUDS provide further opportunities for biodiversity enhancements.

Trees and arboriculture

- 5.21 There are no protected trees within the site, however it is recognised that an area of woodland clearance will be required in order to achieve a viable development. The trees in this area are not of any particular quality and have limited visual significance, indeed the value of these trees is derived from the number of trees rather than their overall or individual quality.
- 5.22 The loss of these trees in itself does not create significant environmental issues, nevertheless tree loss mitigation will be included in the development proposals. Other implications of the loss of trees are assessed in other technical matters (such as ecology and biodiversity).
- 5.23 The intention is to implement a tree replacement strategy, including both onsite and offsite provision to mitigate tree losses.

Water resources and flood risk

- 5.24 The site is in Flood Zone 1, has a low probability of flooding, and is served by nearby sewer and drainage connections. A drainage strategy incorporating sustainable urban drainage systems (SuDS) will be prepared to manage any site run-off.
- 5.25 The proposals will remove a former land drain in order to create suitable developable areas. Site surveys and watercourse testing show the former land drain has no drainage function, and the site appears to drain to other watercourses. The proposed development would utilise sustainable drainage solutions which lead to existing watercourses (at an agreed rate) and hence even post-development the land drain would be redundant. Existing watercourses will be retained thereby providing flood risk and water resource benefits as well as ecological and biodiversity gains compared to the current condition of the site.

Ground Conditions

- 5.26 A combined Desk Study & Ground Investigation Report has confirmed that the site is at low risk of contamination and no elevated or harmful levels of contaminants or associated material were identified. Ground gas protection measures will be implemented, as necessary. Any contamination identified during the construction would be managed in accordance with best practice measures.

- 5.27 Therefore, significant effects from existing ground conditions are unlikely.

Heritage

- 5.28 The site does not contain any designated heritage assets, nor are such assets located within the immediate vicinity of the site.
- 5.29 The nearest heritage assets are Knowsley War Memorial (Grade II Listed), Knowsley Old Vicarage (Grade II Listed), and Church of St Mary (Grade II* Listed); all of which are situated in Knowsley village, are in excess of 650m from the site, and are separated from the site by existing development. The Grade II Listed Park & Garden associated with Knowsley Hall is some 350m to the south and is separated from the site by farmland and mature trees. The site is not within a Conservation Area.
- 5.30 An Archaeological Desk Based Report concludes the site has limited archaeological significance largely due to the previous removal of 1m of sand from the site, its replacement with topsoil, and subsequent farming. Limited trial trenching is recommended, focusing on the area of a former 17th or 18th century farmhouse.
- 5.31 There will be no significant effects.

Transport

- 5.32 In assessing the transport impacts of the development proposals, it should be noted the site is allocated in the Core Strategy for these uses. Hence, the principle of development and addition vehicle movements have been assessed on a strategic basis as part of the adopted plan. This is a relevant point of reference.
- 5.33 The proposed development will comprise approximately 14,000sqm of floor space, with a mix of E(g)(iii), B2 and B8 (with ancillary E(g)(i) Uses.
- 5.34 The traffic generation estimates have been agreed with Knowsley Council and highways assessments are ongoing. However, it is clear that the proposed mix of uses will generate a significantly lower peak number of trips than if the site were developed for office (E(g)(i)) Uses which could be permissible under the local plan.
- 5.35 Construction traffic will be short-term and temporary in nature with construction traffic routes provided and implemented using a Construction Traffic Management Plan (CTMP) as standard practice.

- 5.36 The vehicle movements from the construction and operation will not give rise to other related issues, nor would the additional movements result in effects which require further testing through an Environmental Statement.

Human Health

- 5.37 Dust and noise would be generated during the construction phase of the development. However, this would be managed in accordance with standard best practice within a Construction Environmental Management Plan (CEMP). The CEMP would pay particular attention to existing more sensitive receptors including the nearby residential properties. In addition, the CEMP will seek to ensure contractors use best practice measures to prevent land and water contamination during the works.
- 5.38 As such there will be no notable adverse effects to human health, and none which require further assessment through an Environmental Statement.

Socio-economic

- 5.39 The development has the potential for notable socio-economic benefits through the construction and operation. These include potential for local construction roles during the construction phases, with associated spin-off benefits in the local construction supply chain. A fully completed and operational development could generate significant full time equivalent job roles, with additional jobs also being through having a mix of full and part time job roles. Further supply chain and spin-off benefits would be realised from an operational development.
- 5.40 Development will also generate a significant economic output for Knowsley, and development in this location will create business rates payable to the council.
- 5.41 These beneficial effects do not merit an Environmental Statement, nevertheless they will be fully explained in the planning application documents.

Landscape and visual

- 5.42 The proposals include units of up to 16m in height (to ridge) and, as such, will be visible locally at least in the short term. However, the site is viewed within an established commercial area and reflects the local development context. It is allocated for employment development in the adopted plan meaning the limited landscape and visual effects have been robustly and independently assessed.

- 5.43 A suitable landscaping strategy will be implemented as part of the development and particular attention to the southern and north eastern site boundaries which currently face on to Knowsley Lane and existing dwellings.
- 5.44 Overall, there will be no significant effects in landscape and visual terms.

Waste

- 5.45 There is not expected to be significant quantities of construction waste created in delivering the development. Waste will be managed in accordance with applicable legislation and any disposals undertaken in line with best practice. A construction management plan will be submitted prior to the commencement of development detailing the method of storage and disposals of litter and waste materials, including recycling facilities. Construction waste would be reused and recycled where possible.
- 5.46 The operational development is not likely to create significant quantities of waste, and it is unlikely a specific waste generating use would come forward. Operational waste would be appropriately managed, and recycling will be actively promoted. Waste disposal will be in line with Knowsley Council requirements and managed in accordance with applicable legislation.

Major accidents and disasters

- 5.47 During the construction phase, it is anticipated that health and safety measures would be implemented in line with the CEMP to minimise the risks of accidents that would have effects on people or the environment. Strict controls will be applied to storage during construction to minimise the risk of accidents.
- 5.48 It is unlikely that there will be a significant risk of accidents from the proposed development during either the construction or operation phase.

Cumulative Developments

- 5.49 There are no developments in the surrounding area deemed to have a potential cumulative effect.

Summary of environmental matters

- 5.50 Overall, it is considered the proposed development will not give rise to any significant environmental effects which require further consideration through an Environmental Statement. Therefore, we consider a Screening Response can be issued to that effect.

Documents to accompany a planning application

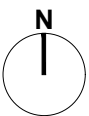
5.51 Notwithstanding the conclusions in this Screening Request, the detailed planning application include a comprehensive suite of technical documents including:

- Plans pack, including detailed drawings, Masterplans, and landscape plans;
- Planning Statement (including Economic Benefits Statement);
- S106 Heads of Terms Proposal;
- Design & Access Statement;
- Transport Assessment;
- Travel Plan;
- Flood Risk Assessment & Drainage Report;
- Social Value Strategy;
- Energy & Sustainability Assessment (incorporating BREEAM)
- Desk Based Archaeology and Heritage Report;
- Landscape Visual Assessment;
- Ecology Assessment;
- Specific species surveys reports (focussing on bats and breeding birds);
- Biodiversity Net Gain Assessment;
- Tree Survey & Arboricultural Impact Appraisal;
- Air Quality Assessment;
- Noise Impact Assessment;
- Ground Report (combined);
- Daylight / Sunlight Assessment; and
- Lighting Strategy.

6. Conclusion

- 6.1 This Statement forms a request for a formal Screening Opinion under section 6 of the Town & Country Planning (Environmental Impact Assessment) Regulations for an employment use development of land at Ormskirk Road and Knowsley Lane.
- 6.2 The site is allocated in the Knowsley Core Strategy (site SUE1 Part 1(b)) for employment uses, hence the proposals align with an up to date development plan allocation.
- 6.3 The development exceeds the 'Screening' thresholds for Schedule 2 (10)(a) development meaning the proposals must be subject to a formal screening process.
- 6.4 The proposals do not constitute EIA development by virtue of its size, location, nor characteristics. It has been demonstrated in this Screening Request that key technical matters can be addressed in a comprehensive planning application submission, and the development is unlikely to result in significant environmental effects.
- 6.5 Hence, a Screening Opinion, which confirms the proposals are not EIA Development and an ES is not required, can be robustly provided to that effect.
- 6.6 A formal confirmation from Knowsley Council in the form of a Screening Opinion within the statutory three-week period from receipt of this screening request is sought.

Appendix 1



General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

Do not scale from this drawing.

Only work to written dimensions.

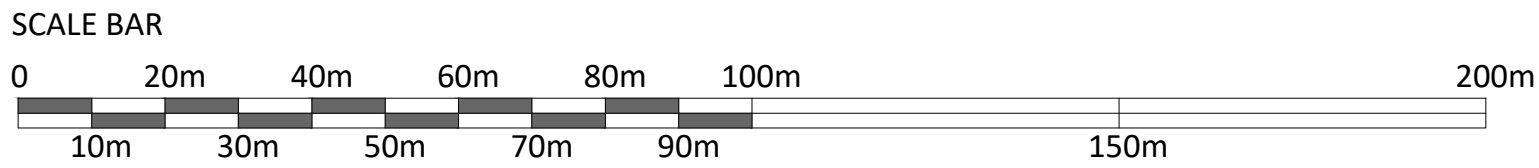
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Key

Planning Boundary



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P2	Red line boundary omitted from Tindle Peg Farm	28.03.22	AT	JC
P1	First issue	25.03.22	AT	JC
Rev.	Description	Date	ISS	APP

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Drawn by: AT
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Client:

Caddick Developments

Project:
Knowles Lane, Knowsley

Sheet Name:
Site Location Plan

Project No. Orig. Zone Level Type Role Cls Dwg No. Rev
19011-FRA-AV-XX-DR-A-90-0001 P2

fletcher|rae
Architects | Master Planners | Designers

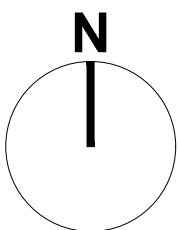
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Appendix 2



Proposed Site Plan
Scale: 1:1000



Key

- Site Boundary
- Plot Boundary
- Public Right of Way
- Acoustic Fencing
- Electricity Easement
- Electricity Working Width Easement
- Water Easement
- Gas main
- Underground Electric
- Council Owned
- Visibility Splay
- Refer to Urban Green drawings & reports for details of the existing and proposed landscaping

General Notes

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Accommodation Schedule

Building 1		
GF Warehouse	6,510sqm / 70,000sqft	
5% FF Office	325sqm / 3,500sqft	
Total	6,835sqm / 73,500sqft	
Building 2		
GF Warehouse	2,790sqm / 30,000sqft	
5% FF Office	139sqm / 1,500sqft	
Total	2,929sqm / 31,500sqft	
Building 3		
GF Warehouse	4,645sqm / 50,000sqft	
5% FF Office	232sqm / 2,500sqft	
Total	4,877sqm / 52,500sqft	
Total Unit Area		
Approx. 150,000sqft Excl. Officers at First Floor Level		
Approx. 157,500sqft Incl. 5% Offices at First Floor Level		
Building Plot Areas		
Building 1 - 13.773sqm / 3.40acres		
Building 2 - 6.545sqm / 1.61acres		
Building 3 - 9.855sqm / 2.43acres		
Total Developable Area =	30,173sqm / 7.44acres	

Parking Schedule

Building 1	
Car parking spaces (Based on B8:B2 70:30 Split): 100	
Including 5% accessible spaces (B2 Standards): 5	
Including 5% EV spaces: 5	
Cycles at 1 space per 450sqm (B2 Standards): 16	
Motorcycles at 1 space per 1000sqm (B2 Standards): 7	
Building 2	
Car parking spaces (Based on B8:B2 70:30 Split): 43	
Including 5% accessible spaces (B2 Standards): 3	
Including 5% EV spaces: 3	
Cycles at 1 space per 450sqm (B2 Standards): 7	
Motorcycles at 1 space per 1000sqm (B2 Standards): 3	
Building 3	
Car parking spaces (Based on B8:B2 70:30 Split): 71	
Including 5% accessible spaces (B2 Standards): 4	
Including 5% EV spaces: 4	
Cycles at 1 space per 450sqm (B2 Standards): 11	
Motorcycles at 1 space per 1000sqm (B2 Standards): 5	

F	Amendments from DTM 23.03.22: substation repositioned, indicative landscaping omitted, reference to Urban Green for landscaping added, bin stores noted in service yards, building 1 left hand side of dock ramp moved closer to dock door	24.03.2022	AT	JC
E	Acoustic fence positions and heights updated as per DB email 07.03.22	10.03.2022	AT	JC
D	Updates in line with Prime comments 01.03.22: Building 1 main car park reduced to 48 spaces, car park to northern elevation increased from 9 to 12 spaces to offset loss, hgv route to yard width increased marginally, Building 3: Parking comments incorporated, Parking Generally: 1m buffer added to dead end parking lanes	02.03.2022	AT	JC

Revision

Scale	1:1000@A1
Status	SK
Drawn by	AT
Date	27.01.2022
Client	Caddick Developments

Project
Knowsley Lane, Knowsley

Drawing Description

Proposed Site Plan Option 15	
Drawing No.	19011_SK27
Rev.	F



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