

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	22/00099/FUL	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	Former Contract Chemicals Site , Penrhyn Road, Knowsley Business Park		
<u>PROPOSAL:</u>	ERECTION OF AN INDUSTRIAL/LOGISTICS BUILDING (USES B2, B8 AND E(g)(iii)) WITH ANCILLARY OFFICES, SECURITY GATEHOUSE, TRANSPORT OFFICE AND ASSOCIATED WORKS		

Site Description

This application site relates to the former Contract Chemicals site located on Penrhyn Road , Knowsley Business Park. All of the former contract chemicals buildings and plant have been demolished and the site has been cleared although some mounds of earth remain on site.

The site is bounded by to the west and east by existing industrial buildings, to the south of Penrhyn Road is a vacant site and to the north is the East Lancashire Road.

There is a group of mature trees located along the northern site boundary of the site adjacent to the East Lancashire Road. There are also groups of trees to the southern and part of the western site boundary.

There is an embankment upto 1.8m in height adjacent to the northern site boundary where the existing tree group is sited. The site then falls towards Penrhyn Road with a difference in site levels of upto 2.7m

Proposal

It is proposed to erect an industrial/logistics building on the site for alternative uses. Planning Permission is being sought for use class B2 – General Industry, B8 – Storage and Distribution and class E(g) (iii) any industrial process which can be carried out in any residential area without causing detriment to the amenity of the area. The proposal would also include ancillary offices (use class E(g) (i), security gatehouse, transport office, car parking and associated works.

It is proposed to have two vehicular access points off Penrhyn Road to serve the car parking area to the front and service yard to the rear of the site.

Consultations

Knowsley Parish Council - No Comments Received

Environmental Health - No objections in principle subject to planning conditions covering contaminated land, construction management plan and noise from fixed plant.

Merseyside Environmental Advisory Service – No objections subject to planning conditions to protect bat roosts, priority species and to eradicate contoneaster.

Highway Authority - No objections subject to planning conditions relating to car parking layout, visibility splays, cycle store details and a construction management plan.

FUSION 21 – Social Value contribution required.

Arboricultural Officer – No objections subject to contribution for off site highway verge planting and replacement tree sizes increased to 20-25cm.

LLFA/Drainage - No objections subject to a detailed surface water drainage strategy and management and maintenance plan
Merseyside Fire And Rescue Authority - No objections in principle
United Utilities Water Ltd - No objections subject to the agreement of construction details prior to the commencement of development.
Cadent Gas Limited - No objection in principle.
Enervo (SSE) - No objections
Environment Agency - No objections in principle subject to a remediation strategy to deal with the contaminated land.
Health & Safety Executive – No objections

Representations

This application has been publicised by letters sent to 10 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

APP. NO: 99/00125/APP
PROPOSAL: OUTLINE APPLICATION; PROPOSED ERECTION OF OFFICE
DECISION: GTD
DECISION DATE: 7 July 1999

APP. NO: 99/00826/FUL
PROPOSAL: CONSTRUCTION OF NEW ACCESS INCLUDING THE
ERECTION OF FENCING AND SECURITY GATES ACROSS
PENRHYN ROAD IN CONNECTION WITH OUTLINE
PLANNING PERMISSION APP/99/00125
DECISION: PER
DECISION DATE: 10 April 2000

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

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
CS24 - Managing Flood Risk

**KNOWSLEY LOCAL PLAN: CORE STRATEGY
SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT
PLAN (ADOPTED JUNE 2006)**

EC3 - Primarily Industrial Areas
T5 - Location of Major Traffic Generating New Development
T9 - Travel Plans
DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV5 - Contaminated Land
National Planning Policy Framework

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Principle of Development

The site is allocated as a primarily industrial area on the Knowsley Local Plan Policies Map. The site was previously occupied by Contract Chemicals since 1977. A proposed industrial/logistics building would, in principle be an acceptable use on this site and would be in compliance with Local Plan policy CS4 and saved UDP policy EC3.

Policy CS4 states “*Provision will be made for at least 164 hectares of land to be developed for employment uses between 2010 and 2028, to be located primarily within the following locations:*

- ☐ *Knowsley Industrial Park (including Knowsley Business Park);*
- ☐ *Huyton Business Park;*
- ☐ *Kings Business Park;*
- ☐ *South Prescott; and*
- ☐ *Jaguar Land Rover (Halewood). ”*

Saved UDP policy EC3 states “*Primarily industrial areas are identified on the Proposals Map and are appropriate locations for Business (Class B1); General Industry (Class B2); and Storage and Distribution (Class B8) uses. “*

Design/Layout

The proposed building would be a typical modern industrial unit comprising a shallow pitched roof, several types/colours of cladding panels and a large glazed area to serve the proposed offices at the front with doc leveller doors to the rear for

deliveries/collections.

The proposed building and associated hardstanding areas would occupy a significant proportion of the site however, landscaping areas are proposed to the site frontage, western boundary and to the rear boundary. (Landscaping and Tree loss is discussed in further detail below).

On balance the design and site layout are considered to be acceptable and would be in compliance with Local Plan policy CS19.

Highway Safety and Car Parking

The application is supported by a Transport Assessment, Transport Note and Travel Plan which have been assessed by the Council's highways team.

The main site access will be utilised by both staff vehicles and 16.5m HGV's, the secondary site access would be used entirely by staff vehicles. The visibility splays proposed for both site access points are considered to be acceptable.

In terms of accessibility the development fails to meet the required target scoring for both cycling and public transport. However, it is acknowledged that the development was occupied up until a few years ago and is within a reasonable distance of both a frequent bus stop and a signed cycle route. The development also meets the required scoring for walking. On balance no additional funding for public transport or cycling is therefore considered necessary.

The trip generation rates provided by the applicant for a B2 use are considered to be too low and a higher trip rate was derived by the Highways team. Highways own assessment derived circa 20 additional trips in the AM peak. This would result in an additional vehicle every circa 3 minutes. This additional traffic would be unlikely to negatively impact upon Penrhyn Road. The junction modelling and trip generation are therefore considered to be acceptable.

The highways team initially raised concerns about the level of car parking provided should the development be occupied solely by a B2 use. Following these concerns, an additional 32 car parking spaces have been made available for use should a B2 user occupy the site. Parking layouts have therefore been submitted for a majority B2 use or majority B8 use and the parking layout to be implemented can be secured by planning condition.

Although the parking provision equates to 64% of the maximum standard and remains lower than highways would typically like to see, on this occasion (given considerations to the local network, i.e. particularly quiet Penrhyn Road) it will be accepted.

The proposal would therefore be in compliance with Local Plan policy CS7 and Saved UDP policies T5 and T9.

Trees/Ecology/Biodiversity

The proposal would result in the loss of the majority of 5 tree groups. 4 of the groups are located along the site frontage and 1 group is located to the rear of the site running alongside the northern site boundary with the East Lancashire Road.

The applicant has submitted a landscaping scheme which includes mitigation tree planting within the site. The number of trees to be replanted and the sizes of the new trees has increased since the original submission and will go some way to mitigate

against the proposed tree removal.

The on site tree mitigation does not meet the Council's requirements of 2:1 replacements. Therefore an off site monetary contribution of £8,872.90 would be required to enable a further 2 trees and 0.3Ha of woodland to be planted. This can be secured through a S106 legal agreement.

Whilst the majority of the tree group adjacent to the northern boundary would be removed new tree planting (within the site) will take place to this boundary and the financial contribution will be used to supplement the existing tree planting within the highway verge adjacent to the East Lancs Road. This will all help to minimise the visual impact from the East Lancs Road and photomontages have been submitted to demonstrate that there will still be a substantial screening along this section of the East Lancs Road.

With the on site and off site tree mitigation the proposal would be in compliance with saved UDP policy DQ4.

Whilst the legislation making biodiversity net gain compulsory has not as yet come into force the Local Planning Authority seeks to ensure that there is no biodiversity net loss on any development site. The biodiversity offsetting on this site has been reached by using the DEFRA Biodiversity Net Gain Metric. Initially the metric concluded that 2 woodland units and one hedgerow unit would be lost and therefore require off site compensation however a revised landscaping scheme has been submitted with a revised biodiversity metric which now shows a biodiversity net gain of 0.72% which is considered to be acceptable. The long term management and maintenance of the woodland and landscaping can be secured by a planning condition.

Whilst the revised landscaping scheme has not quite complied with the requirements of the Local Planning Authority as larger tree sizes and the use of a root barrier was requested. The revised landscaping scheme includes a larger number of smaller trees due to these being easier to establish and maintain. The use of a root barrier near to the on site water main was considered to be unviable due to the cost of installation.

On balance the revised soft landscaping scheme with additional tree, shrub and hedgerow planting in addition to the off site contribution for additional planting in the highway verge is considered to be acceptable and adequately compensates for the planting to be lost as a result of the development.

With regard to other ecological matters the applicant has submitted an ecological appraisal to support the application. This has advised on mitigation measures to protect bats, breeding birds, badger and hedgehog and measures to treat invasive species.

A tree on site was identified as having low bat roost potential. In line with best practice, felling of this tree should employ soft felling techniques under supervision of a suitably qualified ecologist. This can be secured by a planning condition. The Council's ecologist has confirmed that the lighting scheme proposed would not result in excessive light spill into areas that may provide foraging and commuting habitats for bats.

The habitats on site are suitable for badger (protected species) and hedgehog which is a Priority Species. The reasonable avoidance measures should be put in place to ensure that there are no adverse effects on these species in accordance with Local Plan policy CS8. This can be secured by planning condition.

Cotoneaster is present within the application site. This is an invasive species listed under the Wildlife and Countryside Act. A method statement for its eradication would be required which can be secured as part of a Construction Environmental Management Plan (CEMP).

Low Carbon and Renewable Energy

The applicant has submitted an Energy Report. The document seeks to fulfill the requirements of Local Plan Policy CS22: *Sustainable and Low Carbon Development*. The focus is on a fabric first approach to energy efficiency. Air Source Heat Pumps are to be used with the roof designed to allow Photovoltaic Panels if required in the future.

Drainage/ Water Main

The LLFA have no objection in principle to the proposed development however further information would be required in order to support the proposals. Despite this, the LLFA anticipates that a Sustainable Drainage System meeting the minimum requirements of the Knowsley Council would be achievable which can be satisfactorily secured by planning conditions.

The Environment Agency had originally raised concerns that the installation of the proposed retaining wall to the rear of the site and the proposed parking area would not have a detrimental impact on the stability of the culvert on site.

Following the receipt of further information the EA have now withdrawn their initial objection however they still require a remediation strategy to deal with the risks of contamination on the site. As the development is above the culverted Knowsley Brook which is a main river the applicant would be required to obtain an Environmental Permit separate to any planning permission.

United Utilities (UU) had initially raised an objection to the proposal given the proximity of the development to a UU water main. Following further investigation and additional information submitted by the applicant UU have subsequently withdrawn their objection subject to the agreement of construction details prior to the commencement of development which can be secured by way of planning condition.

Subject to the necessary planning conditions the proposal would be in compliance with Local Plan policy CS24 and saved UDP policy ENV5.

Contaminated Land

Intrusive works undertaken on site recorded significant organic contamination within the groundwater across the central portion of the site. The 2022 Interpretative Report makes several recommendations including further intrusive works, and the Council's Environmental Health team agree that this is necessary.

The Environment Agency advise that the previous use of the proposed development site presents a high risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located adjacent to a surface watercourse and located upon a primary aquifer.

Considering the above, the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy. This should be carried out by a competent person in line with the National Planning Policy Framework (NPPF).

Subject to a suitable planning condition which addresses the concerns of Environmental Health and the Environment Agency the proposal would be in compliance with saved UDP policy ENV5.

Planning Obligations

Social Value – A social value strategy has been submitted as part of the application. In accordance with the Adding Social value to developments SPD a financial contribution would be required towards the cost of implementing and monitoring the SVS.

The financial contribution would be £23,193 which comprises £13,916 Social Value contribution and £9,277 Social Value Monitoring.

Tree Mitigation - A total sum of £8,872.90 would be required for off site tree mitigation comprising additional tree planting in the highway verge to the north of the site boundary..

Both of these contributions would be secured through a S106 legal agreement.

Conclusion

An industrial/logistics building on this site is acceptable in principle and would be in accordance with the site's allocation on the Local Plan Policies Map.

The development would be acceptable in terms of design, layout, highway safety, drainage, contaminated land, tree loss, landscaping and biodiversity subject to the necessary planning conditions and planning obligations.

The proposal would be in accordance with the Local Plan and saved UDP policies listed above.

Recommendation

That planning permission be granted subject to the signing of a S106 agreement and 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) Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials . The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) The building hereby permitted shall not be brought into occupation under a majority Class B2 use or Class E(g)(iii) use until the areas indicated on the submitted plan Drwg No. 21002 P0102 REV H to be set aside for parking, servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) have been surfaced, drained, and permanently marked out or demarcated in accordance with the details and specifications shown. For the avoidance of doubt this includes the 132 car parking spaces (inc. 8 disabled spaces) to the south, 15 car parking spaces to the east and 115 car parking spaces and 8 motorcycle spaces to the north. The parking provision shall be retained for such purposes at all times thereafter.

Should a majority Class B8 use occupy the site then the northern parking provision highlighted on submitted plan Drg No. 21002 P0102 REV H shall be reconfigured to provide 46 HGV parking spaces. The 132 car parking spaces (incl. 8 disabled spaces) to the south and the 15 car parking spaces to the east shall be implemented and retained thereafter. Any such Layout proposal shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the building. The parking provision shall be retained for such purposes at all times thereafter.

Reason : To ensure sufficient on site car parking is provided dependant on the majority use of the building in the interests of highway safety and to ensure compliance with policies CS7 & CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 5) No part of the development shall be brought into use until visibility splays of 2.4 metres by 55m metres, have been provided at both proposed (site access) junctions with Penrhyn Road. The splays shall be provided clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason : To ensure satisfactory visibility is provided at the site access points in the interests of highway safety and to ensure compliance with policies CS7 & CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 6) The sub station hereby permitted shall not be commenced until full details of the structure including finishes and materials have been submitted to and approved in writing by the Local Planning Authority. The sub station shall be constructed in accordance with the approved details.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

- 7) No part of the development hereby permitted shall be commenced until a Construction Environmental Management Plan that details the means of mitigation of construction effects has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:

- a) Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
- b) Methods for dust control and suppression.
- c) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
- d) The areas for the storage of plant and materials.
- e) A programme of works, including phasing
- f) Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.
- g) Scheme for recycling/disposal of waste resulting from demolition and construction works
- h) 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).
- i) A method statement relating to the eradication of Cotoneaster on the site.

All site works shall then proceed only in accordance with the approved management plan.

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.

- 8) No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:
 - 1. A preliminary risk assessment which has identified:
 - o all previous uses
 - o potential contaminants associated with the site, including those from the previous uses
 - o a conceptual model of the site indicating sources, pathways and receptors
 - o potentially unacceptable risks arising from contamination at the site
 - 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
 - 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 4. Prior to the first occupation of the development a verification report and plan shall be submitted to and approved in writing by the Local Planning Authority that provides details of the data that has been collected, in order to

demonstrate that the works set out in the remediation strategy in (3) are complete and any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been identified. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

5. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

6. If site won materials (waste and non-waste) are to be reused on site, then prior to this work being carried out, a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health.

7. No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason : To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with the National Planning Policy Framework and to prevent deterioration of a water quality element to a lower status class in the underlying aquifer and the adjacent water course and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006

- 9) Development shall not commence until a detailed SUDS based drainage scheme based on the principles of The SUDS Manual (C753), an investigation of the hierarchy of drainage options in the National Planning practice Guidance 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 (LPA). The applicant should provide suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out below. The maximum rate of discharge, off-site, shall not exceed the 120l/s and be in line with the drainage strategy as set out within the FRA dated Feb 2022 unless otherwise agreed in writing with the LPA.

The drainage scheme shall also include the following:

- (i) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

- (ii) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (iii) Foul and surface water shall drain on separate systems.

The works shall be implemented in accordance with the approved scheme before the development is brought into use and retained thereafter for the lifetime of the development.

Reason: To prevent increased risk of flooding by ensuring the satisfactory storage of and disposal of surface water from the site and to comply with policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

- 10) Prior to the first occupation of the development, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

(i) The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a resident's management company.

(ii) 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.

(iii) Details for planned maintenance and a mechanism for remedial and urgent repair works.

(iv) Means of access for inspection and maintenance purposes.

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

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

- 11) Any works to fell the willow tree in the woodland edge identified as having bat roost potential shall employ soft felling techniques under the supervision of a suitably qualified ecologist.

Reason : To ensure the protection of bats which are a protected species under the Wildlife and Countryside Act 1981 and to ensure compliance with policy CS8 of the Knowsley Local Plan: Core Strategy (January 2016).

- 12) The following reasonable avoidance measures should be put in place prior to the commencement of development, and retained until the development renders them no longer necessary to ensure that there are no adverse effects on badger and hedgehogs:-
- o A pre-commencement check for badger and hedgehog mammals;
 - o All trenches and excavations should have a means of escape (e.g. a ramp);
 - o Any exposed open pipe systems should be capped to prevent mammals gaining access; and

- o Appropriate storage of materials to ensure that mammals do not use them.

Reason : To ensure the protection of badgers which are a protected species and hedgehogs which are a priority species and to ensure compliance with policy CS8 of the Knowsley Local Plan: Core Strategy (January 2016).

- 13) All hard and soft landscape works shall be carried out in accordance with the approved details shown on Detailed Softworks Plan DRG 10585-FPCR-XX-XX-DR-L-0001 ISSUE P09. The works shall be carried out before any part of the development is occupied or in accordance with a timescale to be agreed in writing with the Local Planning Authority.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the National Planning Policy Framework.

- 14) Notwithstanding the details submitted a long term (30 years) landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (retained and proposed) shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

The landscape management plan shall be implemented as approved before the development is occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/10/2023	REV 04.10.23	-	BIODIVERSITY METRIC REV 04.10.23
04/10/2023	10585-E-05	-	REVISED CONDITION DISTINCTIVENESS
04/10/2023	FIGURE 2	-	REVISED HABITAT PLAN
14/08/2023	10585-FPCR-XX-XX-DR-L-0001-P09-	-	REVISED SOFTWORKS LANDSCAPING
09/03/2023	P109-3457-ESC-REV D	-	LIGHTING LAYOUT
09/03/2023	21002-F0025 REV B	-	SITE LAYOUT UU OVERLAY
09/03/2023	5166	-	CCTV DRAINAGE CONDITION SURVEY
16/02/2022	21002 P1002 REV A	-	MAIN OFFICE PLAN
24/05/2022	21002 P0103 REV E	-	FENCE LAYOUT
24/05/2022	21002 P0104 REV E	-	CYCLE SHELTER & WASTE AREA DETAILS
24/05/2022	21002 P0105 REV E	-	SITE LAYOUT - PEDESTRIAN AND CYCLE ROUTES

24/05/2022	21002 P0105 REV E	-	SITE LAYOUT - PEDESTRIAN AND CYCLE ROUTES
24/05/2022	21002 P0106 REV E	-	SITE LAYOUT - EXTERNAL FINISHES
24/05/2022	21002 P1001 REV B	-	WAREHOUSE PLAN
24/05/2022	21002 P1003 REV B	-	TRANSPORT OFFICE PLAN
24/05/2022	21002 P1004 REV C	-	PROPOSED ELEVATIONS
24/05/2022	21002 P1005 REV C	-	ROOF PLAN
24/05/2022	21002 P1006 REV B	-	BUILDING SECTION
24/05/2022	21002 P1002 REV H	-	SITE LAYOUT
16/02/2022	PART 2	-	Transport Assessment Part 2
16/02/2022	PART 1	-	Transport Assessment Part 1
16/02/2022	LOCPLAN	-	LOCATION PLAN
16/02/2022	21002 P0107 REV B	-	GATE HOUSE DETAILS
16/02/2022	21065-BGL-XX-XX-DR-S-0200	P3	PROPOSED LEVELS
16/02/2022	21065-BGL-XX-XX-SK-S-0001	P6	SWEPT PATH DETAILS

Signed Case Officer: M Quinn

Signed Authorising Officer: A Kilroe

Date: 13 November 2024

Informatives

1. The following should be included within the submission relating to condition 9.
 - (i) Drainage proposals should be designed to cope with events up to the 1 in 100 plus 40% CC events. Where the design is capped using the 1 in 30 event, the proposed drainage design should be able to demonstrate that at what points surcharges and floodings occur, what would be the volume of flood water and where the flood water flows or pools within the site. In this state, the surface water extent, depth and velocity during the 1 in 100 plus 40% CC event should be demonstrated (preferably using a 2D surface water hydraulic model). Storage calculations should be provided, along with evidence that these calculations have been completed according to a suitable method. Where an attenuation storage facility is required, it should be designed for the 1 in 100 years 6 hours storm event including 40% climate change.
 - (ii) Consideration of water quality has been taken as part of the proposed drainage design. It will be required to demonstrate 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. Given the nature of the development and number of carparks considered, oil separators will be required car parking area. As part of water quality treatment, water quality risk to surface water and groundwater should be assessed (screening or detailed risk assessment) and mitigation measure to be adopted to ensure that risk to both surface water and groundwater are effectively managed (see Table 26.1 of the SUDS Manual).

(iii) Flow routes need to be considered when all on-site drainage systems have been overwhelmed by an event of greater intensity than the design criteria (1 in 100 + 40% CC). The impact of exceedance flows from and on adjacent land should also be considered. In considering the exceedance event, as a minimum, the 1 in 200 event plus 40% CC should be considered in calculations. Calculations and plans should be provided to show where above-ground flooding might occur, where this would pool and flow and the maximum depth of flood flows shall be established and managed so as to mitigate the flood impact to people and buildings. Evidence that the exceedance event has been considered will be required.

(iv) An evaluation of impact of potential failure of the drainage system should be provided. The risk assessment should include for blockage of pipes, blockage of outlet structures and risk of impediments across planned flood routing paths. The drainage design should be supported by a designer's risk assessment that identifies key points of failure of the system and what means have been considered to limit risk of failure. This will also inform the maintenance plan with regards to corrective actions needed should a failure occurs.

(v) An updated Model Information (Micro Drainage or similar approved) considering above points will be required. Results showing all the modelling criteria and summary network results including attenuation mechanism for critical 1 in 2 years, 1 in 30 years and 1 in 100 years plus 40% CC storm events along with maximum water level, flow and velocity and details of any surface flooding anticipated will be required.

(vi) Detailed Drainage Scheme Plan showing the layout of the proposed drainage network for development, post development catchment areas to each SUD feature, SUDs features adopted for interception of first 5mm of rainfall, the location of the storage within the proposed development and how these relate to the submitted calculations, including any chamber, pipe numbers, direction of flow, invert and cover levels, gradients diameters and dimensions. Preferably, a standalone drainage strategy report is required to demonstrate how the submitted calculations are related to the proposed drainage/SUDs features.

(vii) Summary Drainage Report setting out the Drainage Strategy and results of the 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. In this case, the UU has concerns relating to the proximity of the proposed car parking to their critical water main asset that crosses the north of the site.

2 Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds.

3 In relation to Condition 7 part g) the following information should be provided.

o the anticipated nature and volumes of waste that the development will generate;
o where appropriate, the steps to be taken to ensure the maximum amount of waste arising from development on previously developed land is incorporated within the new development;
o the steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, storage, recovery and recycling facilities; and

o any other steps to be taken to manage the waste that cannot be incorporated within the new development or that arises once development is complete.

- 4 See letters from United Utilities dated 2nd May 2023, Environment Agency dated 20th July 2022, Cadent Gas dated 17th May 2022 and Merseyside Fire dated 28th March 2022.
5. The submission in relation to condition 14 shall address the following matters :- it is known that some of the plants, like Rosmary, do have a shortened life span, so an ongoing replacement planting regime should be incorporated within the maintenance plan. Dead trees should be replaced for the first 5 years and tree staking / ties should be removed within 3-5 years, so not to harm the trees once they have established. The bark mulch level also needs to be maintained / topped up as required on an annual basis. Details should also be included on the management and maintenance of the grass / wild flower areas.
6. The applicant should contact United Utilities to agree how the existing water main should be protected whilst the development is implemented to ensure the water main is not damaged.

Appendix 1 – Site Photographs























