



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

**This application is subject to a Section 106 Agreement and needs to
be read in conjunction with that Agreement.**

PLANNING PERMISSION

Application No: 22/00470/FUL

Name and address of applicant

GDB Property Investments Ltd.
44a Liverpool Road
Lydiate
L31 2LZ

Name and address of agent

Pegasus Planning
No. 4
St Pauls Square
Liverpool
L3 9SJ

Date of Receipt: 2 August 2022

Date Valid: 9 August 2022

Address/Location Of Development:

Woodend, Sterling Inks UK
Netherley Road
Tarbock Green
Knowsley
L35 1QE

Description of Development:

**ERECTION OF 10 NO DWELLINGS AND ASSOCIATED LANDSCAPING AND
INFRASTRUCTURE**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

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. No part of the development shall be brought into use until visibility splays of 2 metres by 2 metres have been provided on each side of the driveway access at plot 1. The depth shall be measured from the back of footway/verge into the site and the width measured outward from the edges of the access. 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 provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility and to comply with Policy CS19 of the Core Strategy, adopted January 2016.

5. No part of the development shall be brought into use until visibility splays of 2.4 metres x 25 metres have been provided at the driveway accesses to plots 2 and 3. 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 adequate visibility at the junction or site access is made and maintained, and to comply with Policy CS19 of the Core Strategy, adopted January 2016.

6. No part of the development shall commence until details of the development's highway infrastructure, including its site access junction with Netherley Road, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the approved scheme details prior to first occupation of the development.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity and to comply with Policy CS19 of the Core Strategy, adopted January 2016.

7. No part of the development shall commence until a scheme for provision of lighting of private communal areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to ensure it protects ecology and does not result in excessive light spill in line with paragraph 180 of the National Policy Framework. For the avoidance of doubt, the scheme shall include drawings of the lighting and lighting columns, a site layout indicating positions of lighting, isolux and luminosity details, manufacturers specifications and a maintenance strategy to ensure its future operation. The scheme shall be implemented in full accordance with the approved scheme details prior to first occupation of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the impacts of the lighting on ecology are mitigated and to ensure the provision of safe and adequate means of access to the development in the interests of the safety and amenity of residents and visitors. To ensure

compliance with Policy CS8 of the Knowsley Local Plan Core Strategy adopted January 2016, Saved policy ENV8 in the Knowsley Replacement UDP and guidance in NPPF.

8. No part of the development hereby permitted, including any works of demolition, shall be commenced until a Construction 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 demolition/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) Methods that can be put in place quickly, should odour control be required. (There is potential for odour from the historic use of the site, particularly when ground excavations take place).
 - d) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - e) The areas for the storage of plant and materials.
 - f) A programme of works, including phasing
 - g) Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.
 - h) Scheme for recycling/disposal of waste resulting from demolition and construction works.
 - i) 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).
 - j) The following Reasonable Avoidance Measures (RAMS) should be put in place to ensure that there are no adverse effects on hedgehogs.
 - A pre-commencement check for mammals.
 - All trenches and excavations should have a means of escape (e.g., a ramp).
 - Any exposed open pipe systems should be capped to prevent mammals gaining access.
 - Appropriate storage of materials to ensure that mammals do not use them.
 - k) The following Reasonable Avoidance Measures (RAMS) should be put in place to ensure that there are no adverse effects on amphibians.
 - Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians present to move away from the affected areas.
 - The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians from seeking shelter or protection within them.
 - Any open excavations (e.g., foundations / footings / service trenches etc.) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar) to prevent amphibians from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians.
 - l) The following measures shall be included to prevent any adverse effects on Brickwall Covert Local Wildlife Site (LWS)

- Standard pollution control measures (dust suppression and prevention of run-off (water (clean or dirty), fuel, oil etc.))
- Details as to how the LWS will be protected from physical damage (vehicles, personnel, and materials (including storage and spillage) during site clearance and construction.
- Details of any protocols that will be adopted to avoid the importation of materials containing invasive species, such as Japanese knotweed, onto 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.

9. Prior to the construction of the properties, a scheme, detailing the specific noise mitigation measures that will be implemented throughout the site, shall be submitted to the local planning authority for approval in writing.

The scheme shall follow the recommendations of the e3p Noise Impact Assessment report for Land at Woodend, Netherley Road, Tarbock Green. Reference 50-528-R1-1, date March 2022.

For the avoidance of doubt this scheme must include, but not necessarily be limited, to the following:

- The window glazing specification that will be installed in each property.
- The ventilation specification for each property.
- The design of the acoustic barrier to control road traffic and commercial sound.

Reason: To safeguard future occupiers from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

10. A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to, and approved in writing by, the Local Planning Authority.

Prior to any further ground investigations taking place, the scope of works for these investigations must be agreed, in writing, with the local planning authority.

The assessment must also be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (were relevant):

- i. a survey of the extent, scale and nature of contamination including a site investigation scheme, based on desk study.
- ii. an assessment of the potential risks to all receptors that may be affected, including those listed below, and those off-site:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and
- service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The verification plan must provide details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use. Any changes to the agreed remediation strategy and/or the verification plan require the written consent of the Local Planning Authority.

D. Reporting of Unexpected Contamination

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.

E. Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) 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.

F. Importation of Soil/Material

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: In the interests of safety, to prevent pollution of the water environment , to protect groundwater quality within the principal aquifer to ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete , 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 from previously unidentified contamination sources at the development site. and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the National Planning Policy Framework.

11. Prior to the occupation of the development hereby permitted a scheme to demonstrate how household waste and recycling will be stored and collected from the site has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented prior to first occupation of the development hereby approved and shall remain in place thereafter.

Reason: To ensure that household waste and recycling can be safely and conveniently collected from the site in accordance with 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.

12. Prior to the commencement of development hereby permitted an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The method statement will need to demonstrate how damage to the root systems of trees T1, T2, W1 and all the other tree groups to be retained will be prevented. The development shall be implemented in full accordance with the approved method statement.

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

13. The development hereby permitted shall not commence until a detailed SUDS based drainage scheme based on the principles of The SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), has been submitted and approved in writing by the Local Planning Authority (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 7.42l/s, and be in line with the drainage strategy as set out within the Flood Risk Assessment and Drainage Strategy dated March 23 unless otherwise agreed in writing with the LPA. The drainage scheme shall also include:-

- 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, or as set out in the approved phasing details and retained thereafter for the lifetime of the development.

For avoidance of doubt, Infiltrating-based SuDS features should be discounted due to the presence of contaminations in ground and shallow groundwater.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

14. 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:

- 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.
- A schedule for on-going inspections relating to performance and condition.
- Details for planned maintenance and a mechanism for remedial and urgent repair works.
- 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 policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

15. Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied and prior to the construction of any hard surfaces including roads until full details, footways and access tracks details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- a) Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks.
- b) hard surfaced areas and materials, (it should be demonstrated that the roads can accommodate a 7.5 tonne wagon)
- c) planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work including mitigation tree planting on a 2:1 basis minimum 16-18cm for all those trees to be removed (excluding Tree Groups G1 and G2)
- d) existing plants / trees to be retained.
- e) A detailed regime for the ongoing and longer-term maintenance of all soft landscaping and hard landscaping areas including the roads/footpaths is also required to be submitted for approval.

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

16. Notwithstanding the details submitted, Prior to installation, details of all means of enclosure (including walls, fences and gates) have been submitted to and approved in writing by the Local Planning Authority. The means of enclosure indicated on the approved scheme shall be constructed in accordance with that scheme before the dwellings on the plots to which they relate are first occupied.

Reason: To ensure satisfactory privacy for occupants of the proposed dwellings, in the interests of visual amenity and to comply with Policies CS2, CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

17. No dwelling shall be occupied until it has been provided with an outdoor, weatherproof electric vehicle charging point readily accessible from a dedicated parking space.

All chargepoints shall be:

- a. A minimum of 7KW, and
- b. at Least Mode 3 or equivalent, and
- c. untethered, and
- d. located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

All EV charging points shall be clearly marked as such and their purpose explained to new occupants within their new home welcome park/travel planning advice.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and NPPF Para 110.

18. No dwelling hereby approved shall be occupied until details of full fibre broadband connections to all proposed dwellings within the development has been submitted to and approved in writing by the Local Planning Authority. The infrastructure shall be installed prior to occupation and made available for use immediately on occupation of any dwelling in accordance with the approved details.

Reason: To ensure that every dwelling has a full fibre broadband connection in accordance with paragraph 112 of the National Planning Policy Framework

19. The development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out on the Bat and Bird Box Plan (Ascerta. August 2023. Drawing No. P.1622.23.06. Revision A) and in Section 5 of the Bat Nocturnal Survey Report (Ascerta. August 2023. Revision B) which detail the methods for maintaining the conservation status of bats,

Reason: To mitigate for the loss of the daytime bat roost and to ensure compliance with Policy CS8 in Knowsley Local Plan, Core Strategy adopted January 2016.

20. Prior to the commencement of development, the local planning authority shall be provided with a copy of a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified development to go ahead.

Reason: Bats are a protected species under the provisions of the conservation of habitats and species regulations 2017.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/08/2022	19-112-10	-	EXISTING SITE LOCATION PLAN
09/08/2022	19-112-13 REV A	-	EXISTING BUILDINGS ELEVATIONS WITH EXISTING AREAS
09/08/2022	19-112-14	-	EXISTING BUILDING GROUND FLOOR PLAN
11/11/2022	19-112-16	B	PROPOSED SITE PLAN - INDICATIVE LEVELS
19/10/2022	19-112-200	-	PROPOSED SITE PLAN
03/03/2023	20-0008.01_	-	REVISED FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY
02/08/2022	P.1622.22	-	PRELIMINARY ECOLOGICAL APPRAISAL
02/08/2022	20-0008.03	-	ARBORICULTURAL SURVEY
02/08/2022	50-528-R1-1	-	NOISE IMPACT ASSESSMENT
23/09/2022	19-112-55	B	PLOT 10 THE STABLES - PROPOSED PLANS & ELEVATIONS
07/12/2022	19-112-54	D	PLOTS 08 & 09 THE FARMHOUSE - PROPOSED PLANS & ELEVATIONS
23/09/2022	19-112-53	B	PLOTS 06 & 07 FARMSTEAD NORTH - PROPOSED PLANS & ELEVATIONS
23/09/2022	19-112-52	C	PLOTS 04 & 05 FARMSTEAD EAST - PROPOSED PLANS & ELEVATIONS
02/08/2022	19-112-32	-	SHELTER PROPOSED PLANS & ELEVATIONS
23/09/2022	19-112-51	C	PLOTS 02 & 03 THE BARNS - PROPOSED PLANS & ELEVATIONS
23/09/2022	19-112-50	B	PLOT 01 THE COACH HOUSE - PROPOSED PLANS & ELEVATIONS
02/08/2022	19-112-31	-	PLOT 03 GARAGE - PROPOSED PLANS & ELEVATIONS
02/08/2022	19-112-30	-	PLOT 01 GARAGE - PROPOSED PLANS & ELEVATIONS
02/08/2022	19-112-13	X	EXISTING BUILDINGS ELEVATIONS WITH EXISTING

			AREAS
02/08/2022	19-112-10	X	EXISTING SITE LOCATION PLAN
08/08/2023	P 1622 22B	-	NOCTURNAL BAT SURVEY
08/11/2022	NOVEMBER 22	-	AMENDED ARB IMPACT ASSESSMENT
28/09/2023	P1622.23.06A	-	BAT MITIGATION PLAN

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

CS2 - Development Principles
CS5 - Green Belt
CS17 - Housing Sizes and Design Standards
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS24 - Managing Flood Risk

KNOWSLEY LOCAL PLAN: CORE STRATEGY

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV5 - Contaminated Land
National Planning Policy Framework

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Mark Quinn on 0151 443 2381)

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.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

- 2) This permission is granted subject to conditions, and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised, and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached, then you will be liable to a breach of condition notice.

Informative

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

2. It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com
3. The road serving the permitted development is to be designated a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). It is incumbent on the developer to undertake the appropriate measures to ensure that the future maintenance and management of the private street is established and continued in perpetuity. For example: through the establishment of a Maintenance or Management Company, whose terms of reference are secured by means of a planning condition, as well as the developer formally seeking exemption under Section 219 of The Highways Act 1980. All roads within the development hereby permitted must be constructed to an engineering standard equivalent to that of adoptable highways. Further information can be obtained by contacting SiteDevelopment@knowsley.gov.uk
4. It should be noted that the Council operates the Advance Payments Code in accordance with Sections 219 - 225 of the Highways Act 1980. This Code applies wherever a new building is to be erected which will have a frontage onto a new section of road which is to be declared a private road. Failure to deposit or secure monies with the Highway Authority prior to the commencement of building work, in accordance with the Code, is an offence, which could lead to the suspension of construction and may lead to prosecution and a fine.
5. With regard to condition 10 (Contaminated land) please see the following comments from Merseyside Environmental Advisory Service.
 - i. The latest report (Phase 1 Land Contamination Assessment dated March 2020) refers to a Phase 2 report dated May 2015, unfortunately this has not been submitted with this planning application. MEAS advise all relevant information should be provided to enable a comprehensive assessment of the site to be undertaken. This includes the final copy of the Phase 3 report which is stated as being in draft.
 - ii. Peak Associates Phase 1 report provides an update on the condition of the site including areas of fly tipping, contaminated surface water and information that road

tankers were emptied in the southeast corner. As well as these additional sources of contamination large areas of the site are yet to be investigated. These lie predominantly in the east, including beneath the main building and in the area of the assumed tank farm. MEAS agree with the conclusion of the Phase 1 report that additional intrusive works will be required once these areas become accessible. The scope of any further works should be agreed in advance with the Local Planning Authority. This should include further testing for Volatile Organic Contaminants (VOCs), hydrocarbons (TPH) and asbestos.

- iii. Ground gas monitoring, and if necessary, vapour monitoring, will be required to determine what protection measures are needed. I advise that the reliance on gas or vapour protection measures without supporting monitoring data will not be acceptable on this site.
 - iv. MEAS advise that confirmation is required as to whether the Petroleum Officer has been contacted to ascertain information on the underground storage tanks on site which were reportedly slurry filled in 1986.
 - v. A plan showing potential source areas would be beneficial i.e., bunds, chemical storage as well as fly tipping.
6. Please see comments from Merseyside Fire Authority. Received 12/10/22.
7. 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.
8. With regard to condition 8 (CEMP)

A waste audit or similar mechanism provides a mechanism for managing and monitoring construction, demolition and excavation waste. This is a requirement of WLP policy WM8 and the National Planning Policy for Waste (paragraph 8); and is advised for projects that are likely to produce significant volumes of waste (nPPG, paragraph 49). Implementation of such mechanisms may also deliver cost savings and efficiencies for the applicant. The following information could be included within the waste audit (or similar mechanism) as stated in the Planning Practice Guidance:

- the anticipated nature and volumes of waste that the development will generate.
- 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.
- 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
- 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.

Information to comply with policy WM8 could be integrated into a Construction Environment Management Plan (CEMP) if one is to be produced for the development. This would have the benefit of ensuring that the principles of sustainable waste management are integrated into the management of construction on-site to improve resource efficiency and minimise environmental impacts.

Guidance and templates are available at:

- <http://www.meas.org.uk/1090>
- <https://www.gov.uk/guidance/waste>
- <http://www.wrap.org.uk/>
- http://ec.europa.eu/growth/tools-databases/newsroom/cf/itemdetail.cfm?item_id=8983

9. With regard to condition XX (Drainage) - No drainage systems for the infiltration of surface water to the ground are permitted due to the potential for mobilising contaminants in the subsurface.
10. Please refer to informatives contained within response from Environment Agency dated 24th November 2022.
11. Please see response from United Utilities dated 25/04/2023.

Executive Director - Regeneration and Economic Development

Date: 6 June 2023

IMPORTANT NOTES FOR YOUR ATTENTION:

- 1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.**
- 2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.**
- 3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.**
- 4. A fee is normally payable to discharge planning conditions in accordance with government regulations.**
- 5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.**
- 6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.**

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Knowsley Council
By email

Your ref: 22/00470/FUL
Our ref: DC/22/2981v2
Date: 25-APR-23

Dear Planning Team

Location: Woodend, Sterling Inks Uk Netherley Road Tarbock Green Knowsley L35 1QE
Proposal: ERECTION OF 10 NO DWELLINGS AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE

United Utilities wish to make the following comments regarding the proposal detailed above.

GROUNDWATER PROTECTION ZONE

Our comments set out in our previous letter dated 3rd October 2022 still apply with regards to contamination and our request for the inclusion of a CEMP Condition.

Private Wastewater Treatment Plants

If the applicant intends to build a private Wastewater Treatment Works, the consent of the Environment Agency would be needed for the discharge of treated effluent, whether to surface water or to ground. United Utilities would not wish to adopt the works on completion.

The Applicant should follow EA guidance and apply for a permit for the new & changed discharges. <https://www.gov.uk/permits-you-need-for-septic-tanks/apply-for-a-permit>

The Environment Agency will grant the permit if there is:

- No evidence of pollution; or,
- The risk of pollution is acceptable.

Any private wastewater treatment plant must be designed to ensure that the discharges also do not pose an unacceptable risk of pollution to groundwater, in order to protect United Utilities' drinking water abstraction sources in the vicinity of the site.

DRAINAGE

We request the following drainage condition is attached to any subsequent approval:

CONDITION:

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 schemes must include:

- (i) 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;***
- (ii) 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);***
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;***
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and***
- (v) 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 occupation of the proposed development, 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.

The applicant can discuss any of the above with Developer Engineer, **Nicola Pilkington**, by email at wastewaterdeveloperservices@uuplc.co.uk.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design

and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

Acceptance of a drainage strategy does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

Management and Maintenance of Sustainable Drainage Systems

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. We believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in any subsequent Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development. The following may be a useful example.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- b. 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.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Please note United Utilities cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company and we would not be involved in the discharge of the management and maintenance condition in these circumstances.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. Please see 'Contacts' section below.

Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

Important information regarding water and wastewater pipelines and apparatus

It is the applicant's responsibility to investigate and demonstrate the exact relationship between United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service, including United Utilities (see 'Contacts' section below). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See 'Contacts' Section below. United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', a copy of which is available on our website. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Contacts' Section below.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

To promote sustainable development United Utilities offers a reduction in infrastructure charges for applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when considering any water or wastewater design <https://www.unitedutilities.com/builders-developers/your-development/planning/building-sustainable-homes/>

Business customers can find additional information on our sustainable drainage incentive scheme at <https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/>

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' Section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the '**Live Chat**' function, please visit:

<http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

Telephone - 0345 072 6067

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

We request that a copy of this letter is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team

Knowsley Metropolitan Borough Council
Development Control
PO Box 26
Huyton
Liverpool
L36 9FB

Our ref: SO/2022/122563/01-L01
Your ref: 22/00470/FUL
Date: 24 November 2022

Dear Mark Quinn

ERECTION OF 10 NO DWELLINGS AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE.

**WOODEND, STERLING INKS UK NETHERLEY ROAD TARBOCK GREEN
KNOWSLEY L35 1QE.**

Thank you for consulting us on the above application, on 05 October 2022.

Environment Agency Position

We have no objection in principle to the proposed development but take this opportunity to provide the following comments.

The Phase 1 Contamination Assessment (Prepared by Peak Associates, dated March 2020) indicated the following potentially contaminating historic land uses:

- Chemical works since 1955 – Ink Production, product storage and waste storage
- Road tanker repairs, service, and fuel storage – with anecdotal evidence of road tanker being emptied to ground in the southern part of the site
- Underground fuel tanks
- History of fire to the industrial buildings.
- Fly tipped wastes including industrial waste of known and unknown chemical content
- Previous site investigations found hydrocarbon and solvent contamination in soil and groundwater.

The site environmental setting is drift of glacial till which is classified as secondary undifferentiated aquifer overlaying Wilmslow sandstone, classified as a principal aquifer.

The site is located within Source Protection Zone 2 and 3 for a public water supply abstraction within 500m of the site. The nearest surface water is a statutory main river, Stonehough Brook, 90m south east. This watercourse has not been identified in the desk study report.

Based on the information received the site is considered to have a high risk of contamination present in soil and groundwater on site and the principal aquifer is the primary controlled waters receptor for assessment in this site setting.

The desk study report concludes that post site clearance and demolition further site investigation is required to characterise the soil and groundwater chemistry on site.

PFAS contamination due to firefighting activities on site has not been considered as a potential contaminant of concern.

The Phase 3 Investigation Report (Prepared by Peak Associates, dated 2015) refers to a previous site investigation by Woodford Industries Ltd in 2000 which reported that the site was previously used as a fuel filling station, with four underground storage tanks for diesel and petrol.

This report refers to a Peak Associates Phase 2 investigation (Reference: QA15019a, dated May 2015) which identified elevated concentrations of petrol range hydrocarbons, presumed to be associated with the USTs, and concentrations of solvents associated with site processes. The requirement for additional site investigation to determine the extent of the contamination is the reason for this Phase 3 Site Investigation Report.

A copy of the Phase 2 investigation does not appear to be included with this planning application.

The site conceptual model sources have not been derived using the DoE Industry Profile for chemical works coatings (paints and printing inks) manufacturing works. Therefore, it is unclear whether all the contaminants of concern associated with the ink manufacturing process were included in the analysis.

A discussion of the impact of a fire on the premises and potential impact from loss to ground of chemicals and firefighting foam has not been included in the conceptual site model (CSM).

The phase 3 report identified a shallow groundwater plume of hydrocarbon contamination thought to have originated from the former USTs with groundwater remediation recommended.

All exploratory locations were shallow up to 3m bgl with no information regarding the thickness of the drift and depth to rockhead. The extent of the plume is not delineated and the risk of entry to the principal aquifer has not been assessed.

The site investigation data is 7 years old, with the site in use in the intervening time, therefore updated site investigation data is required.

We require additional assessment that considers all potential contaminants of concern associated with previous land use and on-site history of a fire to characterise the current soil and groundwater conditions on site. The CSM requires updating to include a more detailed assessment of risk to groundwater quality in the sandstone principal aquifer.

We also note from the Flood Risk Assessment and Drainage Strategy (Prepared by DeltaSimons, dated April 2020) that there are no sewers near to the site.

Infiltration drainage has been discounted due to the geology. We are satisfied with this conclusion as the industrial history and presence of contaminants in ground and shallow groundwater on site indicate that infiltration drainage would potentially mobilise contaminants.

Foul drainage design is to be determined but may comprise a private treatment plant with discharge to Greenbridge Lane Brook.

The previous use of the proposed development site as chemical works, fuel filling station and road tanker servicing and repair 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 within a source protection zone 2 and located upon a principal aquifer.

The application's Phase 1 Land Contamination Assessment (Prepared by Peak Associates, dated March 2020) demonstrates that it will be possible to manage the risks
Cont/d..

posed to controlled waters by this development. Further detailed information will however be required before built development is undertaken. We believe that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the local planning authority.

In light of the above, the proposed development will be acceptable if a 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).

Without the below conditions we may object to the proposal in line with the NPPF because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Condition

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 site investigation scheme, based on desk study to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) 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.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons

- To protect groundwater quality within the principal aquifer.
- 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.

Condition

Prior to any part of the permitted development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reasons

- To protect groundwater quality within the principal aquifer.
- To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with the National Planning Policy Framework.

Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reasons

- To protect groundwater quality within the principal aquifer.
- 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 from previously unidentified contamination sources at the development site. This is in line with the National Planning Policy Framework.

Condition

No drainage systems for the infiltration of surface water to the ground are permitted due to the potential for mobilising contaminants in the subsurface. The development shall be carried out in accordance with the approved details.

Reasons

- To protect groundwater quality within the principal aquifer.
- 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 caused by mobilised contaminants. This is in line with the National Planning Policy Framework.

Condition

The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason

- To protect groundwater and surface water quality.
- Please consult us on the details submitted to your authority to discharge these conditions and on any subsequent amendments/alterations.

Advice to applicant – adjacent to permitted waste site

The proposed development is adjacent to a permitted waste site. The site is currently permitted for composting of biodegradable waste and the storage and treatment of construction and demolition wastes.

At the present time, the site is not operating at its full permitted capacity. It is possible that the noise impact assessment presented is not representative of the activity which takes place on site.

Informatives

Further to the above, please see outlined below informatives which should be used to inform and advise development going forward.

Land contamination: risk management and good practice

We recommend that developers should:

- Follow the risk management framework provided in [Land Contamination: Risk Management](#), when dealing with land affected by contamination

- Refer to our [Guiding principles for land contamination](#) for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health
- Consider using the [National Quality Mark Scheme for Land Contamination Management](#) which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the [contaminated land](#) pages on gov.uk for more information

Waste on-site

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste.

Under the Code of Practice:

- Excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution.
- Treated materials can be transferred between sites as part of a hub and cluster project.
- Some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to:

- The [position statement](#) on the Definition of Waste: Development Industry Code of Practice
- The [waste management](#) page on GOV.UK

Waste to be taken off-site

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer.

Refer to the [hazardous waste](#) pages on GOV.UK for more information.

Foul drainage

Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, additional to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24-hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply. Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at: [Septic tanks and sewage treatment plants: what you need to do: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/septic-tanks-and-sewage-treatment-plants-what-you-need-to-do)

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Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

Liza Willow

Planning Advisor

Liz.Willow@environment-agency.gov.uk

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

Email:
dcconsultations@knowsley.gov.uk

Merseyside Fire & Rescue Authority
Community Fire Protection
Planning & Building Regulations Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: Alison Harrison
Email: planningandbuildingregulationsteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 22/00470/FUL Our ref:00491908/945064/AH/BOC Date: 11th October 2022

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 22/00470/FUL
PROPOSAL: ERECTION OF 10 NO DWELLINGS AND ASSOCIATED LANDSCAPING
AND INFRASTRUCTURE
ADDRESS: WOODEND STERLING INKS UK NETHERLEY ROAD TARBOCK GREEN
KNOWSLEY L35 1QE

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

- * Access for fire appliances should comply with the requirements of Approved Document B5 of the Building Regulations.
- * Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

Housing

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

- * The premises should comply with Section 55 of the County of Merseyside Act 1980

Should you require any further information in respect of this correspondence please contact the Officer named above.

Yours faithfully,

Alison Harrison

Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire and Rescue Authority

Guidelines on flow requirements for firefighting

The following flows represent the ideal requirements on new developments and during permanent system changes.

Housing

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

Transportation

Lorry/coach parks - multi-storey car parks - service stations.

All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any single hydrant on the development or within a vehicular distance of 90 metres from the complex.

Industry

The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

Up to one hectare 20 litres per second.
One to two hectares 35 litres per second.
Two to three hectares 50 litres per second.
Over three hectares 75 litres per second.

Shopping, offices, recreation and tourism

Commercial developments of this type should have a water supply capable of delivering a minimum flow of 20 to 75 litres per second to the development site.

Education, health and community facilities

Village halls— Should have a water supply capable of delivering a minimum flow of 15 litres per second through any single hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary schools and single storey health centre's— Should have a water supply capable of delivering a minimum flow of 20 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary schools, colleges, large health and community facilities— Should have a water supply capable of delivering a minimum flow of 35 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.