

Regeneration and Economic Development Department

APPLICATION NO: 21/00857/FUL

APPLICANT: Seybourne Estates Ltd

WARD AFFECTED: Northwood

DEVELOPMENT: ERECTION OF INDUSTRIAL MIXED E(g)(iii), B2 & B8 USES, WITH ANCILLARY OFFICES, CAR PARKING, SERVICE AREA AND SOFT LANDSCAPING

LOCATION OF SITE: Image Business Park, Acornfield Road, Knowsley Industrial Park, Kirkby, Knowsley, L33 7UF

KNOWSLEY LOCAL PLAN ALLOCATION:

Land for Employment development - Land for Employment Development

Primary Industrial Area - Primarily Industrial Area

Waste Local Plan - Waste Local Plan

RELEVANT POLICIES:

KNOWSLEY LOCAL PLAN CORE STRATEGY (JANUARY 2016)

- CS1 - Spatial Strategy for Knowsley
- CS2 - Development Principles
- CS7 - Transport Networks
- CS11 - Principal Regeneration Area - Knowsley Industrial and Business Parks
- CS4 - Economy and Employment
- CS8 - Green Infrastructure
- CS19 - Design Quality and Accessibility in New Development
- CS21 – Greenspace and Trees
- CS24 - Managing Flood Risk
- CS27 - Planning and Paying for New Infrastructure

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

- EC3 - Primarily Industrial Areas
- T8 - Transport Assessments
- T9 - Travel Plans
- DQ4 - Trees and Development
- ENV2 - Noise and Vibration
- ENV5 - Contaminated Land

TECHNICAL CONSULTATIONS:

Highway Authority: No objections, subject to four conditions, to close the exiting vehicular access, to secure the parking layout, the submission of a construction management plan and the submissions of details of cycle parking. Two informative were also requested providing information on Highways S178 and cycle storage.

Environmental Health: No objections, subject to four conditions, namely a construction management plan, restriction of hours of construction, contaminated land and a restriction regarding fixed plant noise.

LLFA/Drainage: No comments received.

Arboricultural Officer: No objections.

Merseyside Environmental Advisory Service: No objections subject to conditions for the following: Reasonable Avoidance Measures for the protection of Great Crested Newts and Badgers (could be contained within an CEMP); breeding bird protection and a Landscape Ecological Management Plan (LEMP) as stated in the Ecological Impact Assessment.

Landscape Officer: No objections.

HSE: Do not advise against development.

Fusion 21: Require contribution of £14,326 (Social Value Contribution (60%) £8,596 and Social Value Monitoring 40%) £5,731

Merseyside Fire and Rescue Authority: No objections.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 13 neighbours, two site notices and a notice in the local press. No representations have been received as a result of the publicity given to the application.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

Proposal

This application relates to an area of vacant land to the east of Acornfield Road, within Image Business Park, which in turn is within the wider Knowsley Business Park. The site has been cleared of all buildings, however, hardstanding remains. There is a tree belt to the north of the site and a relatively new industrial building to the east of the site. To the south is an internal access road and to the west is Acornfield Road.

The site was formerly occupied with a mix of industrial uses and ancillary offices by Kodak. These buildings were demolished in March 2021 and being vacant and derelict for a number of years (18/00698/DEMCON).

This proposal is for the erection of a detached industrial building (mixed E(g)(iii), B2 & B8 uses) with ancillary offices, car parking, service area and soft landscaping.

The proposed building would be single storey and would be 140.6m by 77.0m and would be 13.5m high to the eaves and 15.7m high to the ridge. The internal floor area of the proposed building would be 11,149sq.m. Access to the proposed development is via the existing Image Business Park entrance from Acornfield Road. Vehicular access to the car park is via Central Avenue (the road running to the north of the development site).

Car parking is proposed to the east of the site with serving to the west of the site. Landscaping is proposed around the perimeter of the site.

During the course of the determination of the application, the red line was extended to include the provision of a substation to the east of the site and also to include amendments to Building 18 (external improvements such as painting and replacement windows).

There is a second application for 21/00959/FUL for the erection of a detached industrial building (mixed E(g)(iii), B2 & B8 uses) with ancillary offices, car parking, service area and soft landscaping which is located to the north of this application. Application 21/00959/FUL is pending approval subject to the signing of a S106 agreement.

A third site within Image Business Park was granted planning permission (19/005220/FUL) and was completed on site in May 2021.

Principle of development

The site is located within the well established Knowsley Business Park and is therefore within a Primary Industrial Area. Approximately half of the site is allocated within the Local Plan for 'Employment Development.' The proposal would be in compliance with the Local Plan and saved UDP policies listed above.

The application site is within the consultation zone for several hazardous substances, including Kodak, Rentokil, Baer Petrolite and Potter Logistics. The Kodak consultation zone triggered the HSE to advise

against development. The site subject of the Hazardous Substances Consent for Kodak is the site subject of this development. Kodak folded a number of years ago and have therefore not operated, nor stored the hazardous chemical they have consents for over 5 years. Following correspondence between the Local Planning Authority, the applicant and the HSE, the HSE were satisfied that hazardous substances have not been present on the site for and consequently removed the consultation zone. After running the development proposal through PADHI+ for a second, time, the advice from the HSE was do not advise against development.

“On behalf of the Hazardous Substances Authority, the Authority is satisfied that there has been a change in control of the land (namely Site 3 sold to Seybourne Estates Ltd) that had hazardous substances consent Your Reference: 99/00703/HSC (Kodak estate/Image Business Park), and that there has been no application for continuation of said consent. On this basis, the Hazardous Substances Authority consider that the consent has been automatically revoked and therefore the consent no longer applies to this site.”

“Many thanks for your email below – I can confirm that this information suffices for HSE to remove the 3 zone map from the Webapp under HSE reference H0852 – KODAK LTD, KNOWSLEY INDUSTRIAL PARK NORTH, ACORNFIELD ROAD, KIRKBY, KNOWSLEY, MERSEYSIDE L33 7UF.”

Design & Layout

The design would be typical of many similar buildings on the business park. Limited consideration has been given to the Acornfield Road frontage. Windows are proposed at ground and first floor levels to the southern end of the building, however a large expanse of the elevation along Acornfield Road would remain blank. This is not uncommon for building of this size and scale as that is the requirement of the industrial building. It is considered that the elevations are acceptable and would be in character with the overall setting within the business park.

The building would comprise of contemporary materials using a metal cladding and colours would be a palette of silver and mid -grey. The building would have a shallow pitched roof. Materials and colours have been specified on the elevation drawing (Drawing No. 21066-PL1112 Rev C) and are considered to be good quality.

The design is considered to be acceptable and would be in compliance with Local Plan policies CS2 and CS19.

Residential Amenity

There site is located to the far east of the Business Park and as such there are no residential properties that would be affected by this development.

With that said, Environmental Health requested three conditions to safeguard the amenity of the area, namely, a Construction Management plan – to ensure the effects of construction, on the surrounding businesses, are minimised as much as is practicable during the construction phase; a condition restricting construction hours – to ensure that the works are carried out in line with our standard timings and a condition regarding fixed plant noise - although in the middle of an industrial estate it is necessary to ensure the background noise level is not increased.

Highways:

The following documents have been reviewed:

Transport Statement (Sept 21), Accessibility Assessment Form, Design and Access Statement (Nov 21), Proposed Site Plan (Rev I), Existing Site Plan (Rev A), Knowsley Highways Response Note (Feb 2022), Travel Plan (March 2022)

Site Access:

The development is proposed to be accessed via an existing gateway from Acornfield Road. This gateway has been in place for many years and continues to serve active businesses on Image Business Park. The proposal to utilise this gateway for access is therefore acceptable. The existing gate along the mid-section of the site frontage to Acornfield Road will be required to be closed and reinstated as footway (as per condition)

Internally within the site two other accesses are proposed. The speed limit internally is 10mph and the visibility splays have been highlighted as 2.4m x 11m. This is noted and accepted.

Pedestrian Access:

Pedestrian access will similarly be provided via the existing gateway from Acornfield Road. A 2m / 2.5m wide footway is to be provided from the gated access around the perimeter of the site internally, which is deemed suitable for pedestrian access.

Site Layout / Vehicle Tracking:

The site layout has been reviewed.

A 16.5m HGV can access the service yard, manoeuvre and access the loading bay doors. It can also be seen that the 16.5m HGVs can egress the site in forward gear. This is acceptable.

The vehicle tracking for the parking spaces is noted and accepted. For future reference, a large car will be required for vehicle tracking. Large cars are 5.0m in length. In this instance, given the space that is available for manoeuvring, a 4.8m length vehicle will be accepted.

Parking:

The parking spaces are to be provided at a 5.0m length and 2.5m width. These geometries are welcomed and accepted.

The proposals include 180 car parking spaces, with these to include 9 disabled spaces. 8 motorcycle spaces are proposed as well as 28 bicycle storage spaces.

The site wishes to have flexible E(g)(iii), B2 and B8 usage. Class E(g)(iii) was previously referred to as B1c. When in consideration of council parking standards (most applicable), the below is derived (11,461sqm GEA):

B1 – 382 spaces

B2 – 255 spaces

B8 - 115 spaces

In this instance, given that Class E(g)(iii) refers specifically to 'Industrial Processes', it is considered more applicable to consider the site in the context of B2 and B8 parking standards. On this basis, the site should be providing 255 parking spaces to remove any highways concerns. The bicycle and motorcycle spaces remain to an acceptable level.

The 180 spaces accounts for a 70% provision, when in consideration of the 255 spaces stated above.

A response note has been provided following comments made with the original highway's response. The response note in summary states:

- KMBC Parking standards are maximum
- The site is readily accessible by non-car modes
- Permission sought is for B2/B8/Eg(iii) and a middle ground in terms of parking has been offered so as not to grossly overprovide or underprovide spaces
- The applicant is willing to provide a s106 contribution to fund a TRO (double yellow lines) for Acornfield Road to help mitigate risk of on street parking from the development. This is being secured as part of this proposal.

Although highways will have preferred to see additional parking provided, there are no major concerns regarding the provision which has been offered. Overflow parking would likely choose to park internally within Image Business Park itself as a first choice, rather than the adopted highway. In any case, an agreement to fund a TRO for Acornfield Road is acknowledged and will be secured through s106 contribution (£6500 TRO Fee + Commuted Sum for Signage + Installation). (For clarity, one S106 contribution is sought for this proposal and 21/00959/FUL and it is to be secured under this proposal.

Traffic Impact:

Highways disagreed with the assessment undertaken for Trip Generation. This has since been revised, with previously agreed trip rates for 19/00520/FUL being utilised.

The AM Two Way trips for a B2 use have now increased from 17 trips, up to 55. The AM Two Way trips for a B8 used have now increased from 14 trips, up to 26. Similar increases have also occurred for the expected Two-Way PM trips.

These figures are more realistic and are accepted.

Travel Plan:

The submitted Travel Plan is acceptable

In summary the proposal would have no adverse impact on highway safety and would accord with Local plan policy CS7.

Contamination:

Phase I and II environmental reports were submitted with the application. This site was occupied by the photochemical manufacturing plant and a silver nitrate recovery plant. Voluntary remediation works have previously been undertaken (from 2007 to 2010) deal with potential statutory liability. These works concentrated on risks to controlled waters with approval received from both the EA and Environmental Health (Dave Logan) in 2010. It is acknowledged that residual contamination remains which will need to be addressed in the context of redevelopment of the site. Given this information and the fact that we are awaiting further detailed comments, from Merseyside Environmental Advisory Service, Environmental Health have advised that the standard contaminated land condition is included on any permission granted.

Subject to the condition the proposal would be in compliance with saved UDP policy DQ4 and Local Plan policy CS21.

Ecology:

An Ecological Impact Assessment was submitted in support of the planning application which was assessed by Merseyside Environmental Advisory Service (MEAS).

The Assessment states that no evidence of Great crested newt use (through eDNA sampling) or presence was found. The Council does not need to consider the proposals against the three tests (Habitats Regulations).

Two conditions relating to ecology have been requested by MEAS. One condition is for Reasonable Avoidance Measures for amphibians, reptiles and badgers and a condition ensuring no works to trees are undertaken during the breeding bird season.

The report also states a Landscape Ecological Management Plan (LEMP) will be prepared detailing the areas to be retained and newly planted trees, areas of species-rich grassland margin and wildflower meadow. The requirement to submit the LEMP shall be conditioned.

Subject to the above conditions the proposal would have no adverse effect on ecology and would be in compliance with Local Plan Policy CS8.

Trees and landscaping:

The Landscape Proposals drawing (Drawing 21-80-05, BEA Landscape Design, 07/09/2021) shows a total of 47 trees will be planted, including native as non-native ornamental species. The ratio of planted trees to those lost to development are favourable (7 trees are to be removed and five groups of trees, a total of 22 trees). The species chosen are appropriate to the site. In addition to this a new hedge row is being proposed with a mixture of woodland species.

The existing vehicular access that once served the site is to be reinstated. This will include a grass verge and the planting of three street trees along Acornfield Road. A S106 contribution has been secured to maintain the street trees.

No retaining wall are proposed.

The Tree Officer accepts the proposals.

The applicant has worked to provide landscaping to the requirements of the Council's Landscape Officer, by for example providing a native hedge. Condition 14 secures the provision of the replacement planting, protective fencing and also the replacement should any trees die.

With the proposed replacement tree planting, the proposal is considered acceptable and comply with policy CS8 of the Local Plan Core Strategy.

Drainage:

A flood risk assessment and drainage strategy were submitted to support the application. The site is within Flood Zone 1 and consequently is considered low risk form flooding. The Lead Local Flood Authority has made no comments on the proposal. In the absence of comments from the LLFA, a condition for details to be submitted rather than precise details is the preferred route.

Subject to these conditions the proposal would be in compliance with Local Plan policy CS24.

A flood risk assessment and drainage strategy were submitted to support the application. The site is within Flood Zone 1 and consequently is considered low risk form flooding. The Lead Local Flood Authority has made no comments on the proposal. United Utilities have requested two conditions: the first to comply with the submitted drainage plan and the second to ensure the management and maintenance of the sustainable drainage system. However, in the absence of comments from the LLFA, a condition for details to be submitted rather than precise details is the preferred route.

Subject to these conditions the proposal would be in compliance with Local Plan policy CS24.

Social Value:

Given that the floorspace of the proposed development exceeds 1,000 sqm a social value strategy would be required to be submitted in addition to a financial contribution of £14,327 to ensure the implementation and monitoring of the strategy. This is to be secured by way of a S106 legal agreement which the applicant has agreed to.

Low Carbon Development

An Energy Statement (*Watkins Payne Issue 2 August 2021*) has been submitted. This proposes to use a passive/low carbon design to reduce energy requirements beyond a baseline based on Building Regs Part 2LA. This will reduce energy requirements by 9.8% based on passive measures alone. Furthermore, it is proposed to include solar photovoltaics will result in a further reduction in carbon emissions of 11.5%. The provision of photovoltaics will be secured by condition.

Electric Vehicle Charge points have not been illustrated on the 'Proposed Site Layout.' This detail will be secured by condition.

Overall, it is considered that the proposal is compliant with Knowsley Core Strategy Policy CS22 (Sustainable and Low Carbon Development).

Conditions

The agent has agreed to all conditions.

Conclusion:

The proposals are acceptable in terms of design, layout, highway safety, drainage, trees and ecology.

The proposals would be in compliance with the Local Plan policies and Saved UDP policies listed above.

RECOMMENDATION:

1. Time limit
2. Approved plans
3. Materials to be submitted

4. 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. This assessment must 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 (where relevant):

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - 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. 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.

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 and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

5. No construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

6. Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing L_{A90} background noise level, as measured during the relevant time period. Any tonal, impulsive and/or

irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for Rating and Assessing Industrial and Commercial Sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

7. Prior to commencement of development a Construction Management Plan shall be submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects. This shall include but not be limited to the following:
- a. Layout of the site compound including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles
 - b. A scheme for the control of noise
 - c. Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a Banksman.
 - d. Construction staff parking arrangements
 - e. Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - f. Methods for dust control and suppression.
 - g. A programme of works including phasing, if applicable.
 - h. Adequate provision for addressing any abnormal wear and tear to the highway, if applicable.

All site works shall then be carried out in accordance with the approved Plan unless otherwise agreed in writing beforehand with the Local Planning Authority

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

8. No development shall take place, with the exception of demolition, until a scheme to permanently close off the existing vehicular and/or pedestrian access on to Acornfield Road (circa 150m south of the Main Gate access for Image Business Park) has been submitted to and agreed in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before any part of the development has been brought into use.

Reason: In the interests of highway safety and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

9. The development shall not be brought into use until the areas indicated on Site Plan Drawing 21066 – PL1102 Rev I (Received 1st March) to be set aside for parking, servicing, vehicular manoeuvring, and pedestrians have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

10. The proposed development shall not be brought into use until precise scheme detail of the proposed cycle storage highlighted on Site Plan Drawing 21066 – PL1102 Rev I have been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before any part of the development has been brought into use. The cycle stores must be retained for use. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

11. During the construction phase of the development, Reasonable Avoidance Measures (RAMs) must be implemented to safeguard any amphibians, reptiles or mammalian wildlife (including great crested newts and badgers) that may be present at the site. The RAM's should include the following:

- Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians/reptiles/mammals 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/reptiles/mammals from seeking shelter or protection within them; and
- 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/reptiles/mammals 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 / reptiles.

Reason: To ensure that adequate protection measures are in place for great crested newts and badgers which are a priority species to ensure compliance with Policy CS8 in the Knowsley Local Plan Core Strategy adopted 2016.

12. No tree felling, scrub clearance or hedgerow removal is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all trees, scrub and hedgerows are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval and the works to be carried out in accordance with the approved details.

Reason: To mitigate for the loss of bird nesting habitat and to ensure compliance with Policy CS8 in the Knowsley Local Plan Core Strategy adopted 2016

13. Prior to commencement of development a Landscape and Ecological Management Plan (as outlined within the Ecological Impact Assessment) shall be submitted to and agreed in writing by the Local Planning Authority. This shall include but not be limited to the inclusion of bat and bird nesting boxes. The approved details shall be implemented prior to the occupation of the building.

Reason: To mitigate for the loss of bird nesting habitat and to ensure compliance with Policy CS8 in the Knowsley Local Plan Core Strategy adopted 2016.

14. All hard and soft landscape works shall be carried out in accordance with the approved details shown on the approved plans in Schedule 1. The works shall be carried out before any part of the development is occupied or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted and ensuring all tree stakes and ties are removed 3-5 years after planting, so the ties don't strangle the trees.

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.

15. The development hereby permitted shall not be commenced, with the exception of demolition, until a scheme for the provision and implementation of a surface water regulation system to manage the risk of flooding from both overland flow and from the sewer network, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include hydraulic calculations for a 1 in 30 yr storm and a 1 in 100yr storm with 30% climate change. The agreed scheme shall be implemented prior to the first occupation of the development. The surface water drainage scheme should be consistent with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Notwithstanding plans submitted with the application, the approved surface water drainage rate remains to be agreed under this condition. 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 ensure a satisfactory form of development and to prevent an undue increase in surface water run off and to reduce the risk of flooding. 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).

16. 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.

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. 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).

17. Prior to the first occupation of the building, full details of the provision of photovoltaics (as contained within the approved Energy Statement document) shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the building.

Reason: To reduce carbon emissions in accordance with Knowsley Local Plan Core Strategy Policies CS2, CS11 and CS22.

18. Prior to the first occupation of the building, details of Electric Vehicle Charging Points to be provided for that phase shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented and made available for use in accordance with the approved details prior to first occupation of the building and thereafter retained in accordance with the approved details.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/11/2021			DESIGN & ACCESS STATEMENT (NOVEMBER 2021)
10/11/2021		ISSUE 2	ENERGY STRATEGY (NOVEMBER 2021)
10/11/2021	2180/EH/AMS001		ARBORICULTURAL METHOD STATEMENT (SEPTEMBER 2021)
10/11/2021	2180/EH/AIA001		ARBORICULTURAL IMPACT ASSESSMENT (SEPTEMBER 2021)
10/11/2021			TRANSPORT STATEMENT (SEPTEMBER 2021)
10/11/2021			ECOLOGICAL IMPACT ASSESSMENT (SEPTEMBER 2021)
10/11/2021			LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN (SEPTEMBER 2021)
26/05/2022	21066-PL1000	Rev A	SITE LOCATION PLAN
24/06/2022	21066-PL1001	Rev C	EXISTING SITE PLAN
26/05/2022	21066-PL1102	Rev J	PROPOSED SITE PLAN
24/06/2022	21066-PL1103	Rev E	PROPOSED BLOCK PLAN
24/06/2022	21066-PL1105	Rev C	PROPOSED SITE PLAN WASTE MANAGEMENT PLAN
01/03/2022	9879-PTA-XX-XX-DR-C-8320	Rev P02	LEVELS PLAN OVERVIEW
01/03/2022	9879-PTA-XX-XX-DR-C-8321	Rev P02	LEVELS PLAN SHEET 1/2
01/03/2022	9879-PTA-XX-XX-DR-C-8322	Rev P02	LEVELS PLAN SHEET 2/2
10/11/2021	21066-PL114	Rev B	GA SECTIONS
10/11/2021	21066-PL113	Rev B	GA ROOF PLAN
10/11/2022	21066-PL1112	Rev C	GA ELEVATIONS
10/11/2021	21066-PL1111	Rev B	GA GF MAIN ENTRANCE, FF, SF GA PLAN
10/11/2021	21066-PL1110	Rev C	GROUND FLOOR GA PLAN
01/03/2022	21066-PL1106	Rev A	BUILDING 18 EXISTING & PROPOSED
01/03/2022	SP20222244	Rev 5.0	TYPICAL FOUNDATION PLINTH FOR 11kV UNIT SUBSTATION WITH 3.0 X 2.45M GRP ENCLOSURE
01/03/2022	21-80-03	Rev A	TREE RETENTION & REMOVAL PLAN
01/03/2022	21-80-04	Rev B	TREE PROTECTION PLAN

01/03/2022	21-80-05	Rev C	LANDSCAPE PROPOSALS
10/11/2021	21-80-03	Rev -	TREE RETENTION & REMOVAL PLAN
10/11/2021	21-80-02	Rev -	TREE CONSTRAINTS PLAN
10/11/2021	21-80-01	Rev -	TREE SURVEY PLAN
01/03/2022	9879-PTA-XX-XX-DR-C-9310	Rev P01	ROOT PROTECTION SYSTEMS

Informatives

1. Cadent
2. Merseyside Fire & Rescue
3. Highways S278 Agreement
It is an offence to carry out any works within the public highway without the permission of the Highway Authority. The grant of planning permission will require the developer to enter into an agreement under s278 of the Highways Act 1980 with the Council. The applicant is advised to contact SiteDevelopment@knowsley.gov.uk to discuss the matter further
4. Bicycle Storage Security
Bicycle storage must be provided to security standard LPS 1175 Issue 8 AR1 / LPS 1175 SR1 set by the Loss Prevention Certification Board (LPCB). Similarly, a 'Sold Secure' standard to certification SS104 or SS314 can be provided

Jo Sheridan

Alan Kilroe
29 July 2022