



Seqirus Site 6 - Renaissance Way, Speke

Client: Seqirus

Date: 03/11/2022

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1. Introduction

- 1.1 This Planning Statement has been prepared by Enabl on behalf of the applicant, Seqirus. The statement accompanies a planning application for redevelopment of the site to include an extension to existing industrial unit at Site 6, Renaissance Way, Speke, L24 9PL.
- 1.2 This statement sets out the conformity of the proposals with the development plan and relevant national policy, as well as any other material considerations having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.

Scheme Description

- 1.3 The submitted planning application is seeking planning consent for:

‘Erection of A Two Storey Side Extension To Existing Building’.

Application Documents

- 1.4 This Planning Statement should be read alongside the Architectural plans / drawings and supporting documents submitted to accompany the planning application. The application documents comprise:
- Design and Access Statement, prepared by Fletcher Rae;
 - Flood Risk Assessment and Drainage Strategy, prepared by Tetra Tech;
 - Transport Statement and Travel Plan, prepared by Vectos;
 - Construction Management Plan, prepared by Williams Tarr Construction;
 - Flood Risk Assessment and Drainage Strategy, prepared by Tetra Tech;
 - Ground Investigation Report, prepared by Tetra Tech; and
 - Planning Statement, prepared by Enabl (This document).

2.Site and Surroundings

- 2.1 The unit is located at Site 6, Renaissance Way, Speke within the administrative area of Knowsley Council. The site comprises the existing Seqirus Site 6 storage facility (Class B8) and associated car parking, access, externally mounted tanks and equipment, services yard to the west and site access to the south. Figure 2.0 below sets out the site location in context.
- 2.2 The site is located within the northern part of Boulevard Industrial Park with access off Renaissance Way.

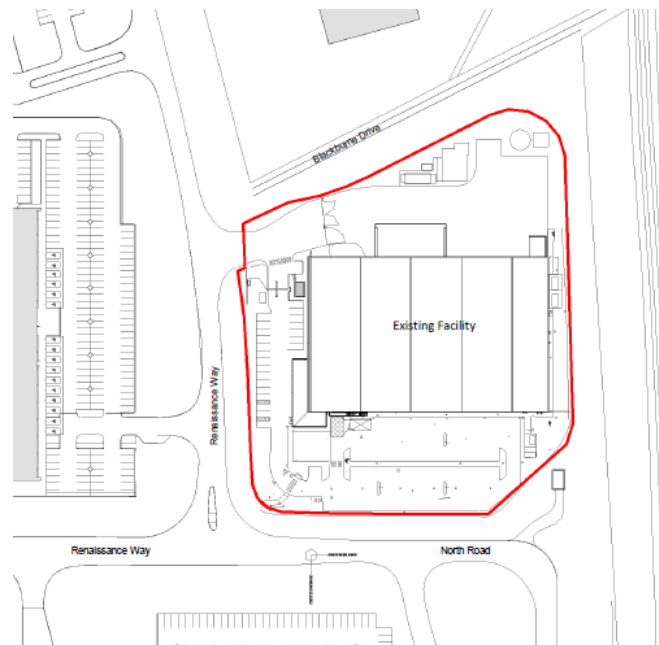


Figure 2.0. Site Location

- 2.3 Further details of the site location and context can be found in the Design and Access Statement, produced by Fletcher Rae Architects, submitted as part of this application.

Surroundings

- 2.4 The site is located within designated Primarily Industrial Area. It constitutes part of the Boulevard Industrial Park, therefore all surrounding buildings are industrial units. These are located to the south, west and east of the site. Directly to the north, across the railway tracks, is Halewood Doorstep Green Park.
- 2.5 The site is situated approximately 9km west of Widnes and 14km south east of Liverpool. Liverpool John Lennon Airport is located 3km to the south of the site. The residential suburbs of Haleswood and Hunts Cross are located to the north of the site.
- 2.6 The accompanying Design and Access Statement provides more details in terms of the site's connections and accessibility.
- 2.7 There are no statutorily designated wildlife sites in proximity of the site. The site is also located within Flood Zone 1 as an area of least risk from flooding.

Planning History

- 2.8 There site has a short planning history with all applications related to the operation of the industrial unit at Site 6.

Pre-application Consultation

- 2.9 The proposed development was subject of the pre-application discussions with Knowsley Council in May 2022.
- 2.10 According to the pre-application response received, the proposed extension to the building for new incubator capacity which supports manufacturing for Seqirus is considered acceptable in principle subject to meeting the following recommendations:
 - Transport Statement should be submitted as part of the application to identify the impacts of the proposed development on the local highway network. A Travel Plan will also be required, or updated, if one exists already.

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- The planning application should demonstrate compliance with Local Plan policy CS19 and the Design Quality in New Development SPD. Justification for the siting and design should be incorporated within the Design and Access Statement.
- A construction management plan & gas protection measures can be submitted up front to avoid pre-commencement planning conditions.
- Sustainable Drainage Strategy should be submitted, including plans, drawings, calculations and pro-forma.

- 2.11 The above points have been taken into consideration and required reports submitted as part of the application.
- 2.12 The Council's response letter also confirmed the full list of plans and documents required for validation.

3. Proposed Development

Background to the Development

- 3.1 Seqirus is one of the world's largest influenza vaccine companies with a unique singular focus on influenza. CSL Seqirus draws on over a century of experience in influenza vaccines. From 1916 to today, CSL has been driven by the promise to save lives using the latest technologies.
- 3.2 In the century since, CSL Seqirus has grown into a global influenza prevention leader. This visual narrative symbolizes the passion, drive, and spirit of more than 25,000 employees to develop and deliver lifesaving medicines to protect human health.
- 3.3 Seqirus Liverpool is the largest vaccine manufacturing facility in the U.K., producing over 50m doses of seasonal influenza vaccine each year, with the ability to increase production to 200m doses in the event of an influenza pandemic.
- 3.4 Currently based in Boulevard Industrial Park in Speke, Liverpool, the company strives to constantly improve their methods and processes. Seqirus Ltd have developed a business case to demonstrate that the requirement for vaccine production in the UK will continue and the expansion to their operations in Speke is essential to support this increasing demand. The new extension will create space for Seqirus to expand their existing operations to help meet this demand and contribute to securing existing and future employment on this site, which will benefit local people and contribute to the economic growth of the area.

Scheme Details

- 3.5 The proposals comprise the following elements:
 - The construction of an extension to the east of the existing building at Site 6, accommodating 7 No new incubator units and associated externally mounted plant & equipment.
 - Associated external works, fencing and landscaping.
 - Vehicle & pedestrian routing around the proposals.

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- 3.6 The proposed extension to the existing industrial unit has been has been informed by a detailed assessment of the site particulars and surrounding environment. The scale of the extension has been designed to address the needs of the current occupier.
- 3.7 Careful consideration has been paid to the service access/delivery to ensure the opportunities available for both the existing and future operations.

Site Layout & Design

- 3.8 The total Gross External Area of the proposed extension is 430sqm in size and is located to the east of the building within the existing car parking area.

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- 3.9 The development would provide a new Services Distribution Zone accommodating 7no. new incubator units and associated externally mounted plant & equipment.
- 3.10 The extension would be of two storeys, however the proposed height is subservient to the existing building as presented on the submitted drawings; and would be well screened from the public highway by existing landscaping.
- 3.11 The building will accommodate incubators and service yard area within the ground floor and service distribution zone within the first floor.
- 3.12 The building is clad in a horizontally metal cladding system to match the materiality and colour palette of the existing building.
- 3.13 The external metal pedestrian access stairs are located the southern elevation to provide egress from the first floor service distribution zone. Access doors are located to the northern and southern elevations at both levels. The main pedestrian entrance to the existing facility remains unaffected by the proposals.
- 3.14 The roof is to be a profiled composite insulated roof cladding system to match existing.
- 3.15 The proposed extension is proportionate to the surrounding built form and reflect the scale / mass /materiality to ensure the proposal is in context with the local character.
- 3.16 More details relating to design can be found within the supporting Design and Access Statement and accompanying drawings submitted as part of this application.

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Access & Parking

- 3.17 There are existing pedestrian footpaths identified around site which connect to the estate road pedestrian foot ways.
- 3.18 The principal vehicular and pedestrian entrances to the proposals for staff and visitors will be unaffected by the proposal. Therefore, there will be no alterations to these main routes.
- 3.19 The emergency vehicle access onto and around the site will remain as existing, with minor alternations required in immediate proximity to the proposals.
- 3.20 The car parking provision across the site is impacted by the proposals reducing the provision by 25 No spaces. This reduction however is not deemed detrimental to the site wide parking offered by Seqirus.

4. Planning Policy Context

- 4.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 state that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The Knowsley Development Plan consists of the following documents:
- Core Strategy, adopted 2016;
 - Saved Policies of the Knowsley Replacement Unitary Development Plan, adopted 2006; and
 - Merseyside and Halton Joint Waste Local Plan, adopted 2013.
- 4.3 Other planning policy documents relevant to this proposal that are capable of being a material consideration in the determination of this planning application comprise:
- National Planning Policy Framework (“the Framework”) (February 2019), and associated Planning Practice Guidance (PPG);
 - Supplementary Planning Documents (SPD) / Guidance prepared by Knowsley Council.

Core Strategy

- 4.4 The Core Strategy sets out a vision, key objectives and strategic planning policies for Knowsley up to and beyond 2028. Table 4.1 has set out those policies which are relevant to the proposals within this application:

Table 4.1: Core Strategy	
Policy	Summary
Policy SD1 Sustainable Development	<i>When considering development proposals, a positive approach will be taken, which reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.</i> <i>Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.</i>
Policy CS4 Economy and Employment	<i>Policy CS4 will focus new employment investment into existing and new employment locations. A key priority will be to enhance the quality, effectiveness and accessibility of existing employment areas particularly Knowsley Industrial Park.</i>

Policy CS7 Transport Networks	<i>Location, Design and Management of New Development</i> <i>2) New development will be required to be:</i> <i>a) Located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles. Where deficiencies are identified, developer contributions will be required to improve the accessibility of the location;</i> <i>b) Located and designed to ensure that larger scale proposals are located in the most accessible locations;</i> <i>c) Where subject to a planning application, accompanied (except in the case of smaller scale proposals) by Transport Assessments and/or Travel Plans;</i> <i>d) In compliance with adopted cycle, car, disabled and service vehicle parking standards for different types and scales of new development;</i> <i>e) Inclusive of measures that will mitigate carbon emissions and improve air quality where appropriate; and</i> <i>f) Consistent with safeguarding arrangements that secure the operational integrity and safety of Liverpool John Lennon Airport</i>
Policy CS19 Design Quality and Accessibility in New Development	<i>1) To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to:</i> <i>a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment;</i> <i>b) Complement and enhance (where possible), existing landscape, topography, Green Infrastructure; and features of local importance and historic interest;</i> <i>c) Consider provision of landmark buildings and additional detailing at and adjacent to main gateways, movement corridors, town centres and strategic regeneration opportunities;</i> <i>d) Create spaces and places as a focal point, accommodating social interaction and active lifestyles, including provision and integration of high quality public realm and open spaces, public art (as appropriate); and landscaping which promotes biodiversity and integrates existing local habitats;</i> <i>e) Provide safe, secure and convenient routes for movement (including signage), with priority for walking, cycling and public transport, to meet the access needs of all users, particularly pedestrians, cyclists, less mobile people and the elderly;</i> <i>f) Integrate effectively with existing development and link to existing shopping and service provision; and</i> <i>g) Demonstrate community engagement during the design phase of major development proposals.</i> <i>2) To maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to:</i>

	<i>a) Avoid unacceptable impacts on existing residents, business occupiers, and future occupiers;</i> <i>b) Minimise crime, fear of crime and anti-social behaviour, including good levels of natural surveillance and security; and</i> <i>c) Accommodate future maintenance and long term management requirements.</i> <i>3) To address the challenges of climate change and future changes in social, economic and environmental priorities, new development should integrate:</i> <i>a) Sustainable design principles, with regard to Policy CS17: Housing Sizes and Design Standards and Policy CS22: Sustainable and Low Carbon Development as appropriate;</i> <i>b) Biodiversity (in accordance with Policy CS8);</i> <i>c) Flood risk mitigation (in accordance with Policy CS24);</i> <i>d) Waste recycling; and</i> <i>e) Energy and resource efficiency</i>
Policy CS22 Sustainable and Low Carbon Development	<i>Sustainable Construction Principles</i> <i>1) New development will be required to meet high standards of sustainable design and construction and minimise carbon emissions. This should be achieved by:</i> <i>a) Designing new buildings for flexible uses throughout their lifetime;</i> <i>b) Avoiding the creation of adverse local climate conditions by using natural systems to avoid internal overheating and excessive heat generation;</i> <i>c) Ensuring developments are comfortable and safe for users;</i> <i>d) Making the most effective and sustainable use of water, aggregates and other resources;</i> <i>e) Limiting energy use by incorporating high standards of insulation, heat retention, natural ventilation and passive solar techniques;</i> <i>f) Landscaping (including measures such as green walls or roofs) to create shelter and reduce any heat island effect;</i> <i>g) Using sustainable materials from local suppliers where possible;</i> <i>h) Supplying energy efficiently and incorporating decentralised energy systems, using renewable and low carbon energy where feasible;</i> <i>i) Managing flood risk, including through the use of Sustainable Drainage Systems (SuDS) and flood resilient design for infrastructure and property; and</i> <i>j) Promoting sustainable waste practices in new and existing developments</i>
Policy CS24 Managing Flood Risk	<i>1) New development that may cause an unacceptable risk of flooding on the site or elsewhere will not be permitted.</i> <i>2) New development should preferably be located in areas of low probability of flooding. New development in areas of medium or high flood risk will only be permitted if evidence has been submitted demonstrating</i>

	<i>that the development could not be practicably located in an area of lower flood risk and if applicable the 'exception test' has been complied with, in accordance with national guidance.</i> <i>3) All development which is within or otherwise affects an area of flood risk or is larger than one hectare in size shall be accompanied by a site-specific Flood Risk Assessment (FRA).</i> <i>4) New development shall include flood mitigation measures, where necessary, to manage flood risk associated with or caused by the development.</i> <i>5) The drainage of new development shall be designed to reduce surface water run-off rates to those associated with a green-field site by treating it at its source. The chosen method of implementation should take account of site size, ground contamination or conditions, and potential damage to adjacent buildings or sites.</i>
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- 4.6 In addition to the above, the relevant saved policies of the Unitary Development Plan are summarised in Table 4.2 below:

Table 4.2: UDP	
Policy	Summary
Policy EC3 Primarily Industrial Areas	<i>Primarily industrial areas are identified on the Proposals Map and are appropriate locations for Business (Class B1); General Industry (Class B2); and Storage and Distribution (Class B8) uses.</i>
Policy T8 Transport Assessments	<i>Development proposals that would prejudice the primary function of any part of the highway network (i.e. the motorway, trunk road, primary and local highway network) by generating a material increase in traffic, which would overload the access to, or any part of the network, will not be permitted, unless the necessary mitigation measures required are undertaken.</i>
Policy T9 Travel Plans	<i>Travel Plans will be encouraged to be as sustainable and innovative as possible and also provide inclusive access for all.</i>
Policy T10 Access For The Less Mobile	<i>All proposals for new development, or for the change of use of existing buildings, will be required to have adequate access for the less mobile or those who have sensory impairments, and shall have adequate adaptability to meet lifetime design standards for homes and inclusive design standards for all other buildings and shall also be in accordance with the principles of the Disability Discrimination Act 1995 and its successors.</i>
Policy ENV7 Flood Risk And Drainage	<i>[...]</i> <i>3. Mitigation measures will be required, where necessary, to manage flood risk associated with or caused by new development.</i> <i>4. New development will not be permitted unless a Sustainable Drainage System is incorporated into the overall design.</i>

Material Considerations

National Planning Policy Framework

- 4.7 As part of the determination process, material considerations inform the acceptability of planning proposals. The Framework sets out the nationally controlling policies which inform development, these cover the various topics underpinning the presumption in favour of sustainable development which runs through the whole of the framework captured by paragraph 11 and as the Framework read as a whole.
- 4.8 Paragraph 38 seeks that Local Planning Authorities should approach decisions on proposed development in a positive and creative way, using the full range of planning tools available, working with applicants to secure developments that will improve the economic, social and environmental conditions of the area.
- 4.9 Section 6 seeks to support the building of a strong, competitive economy. Paragraph 81 sets out that Planning Policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 4.10 Section 8 of the Framework seeks the promotion of healthy and safe communities, with schemes providing for green infrastructure, providing legible routes and encouraging walking and cycling.
- 4.11 Section 9 promotes sustainable transport to ensure potential impacts of development on transport networks can be addressed. Schemes should seek to promote walking, cycling and public transport where possible. To support development proposals safe and suitable access should be achievable for all users. Paragraph 109 stipulates that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.
- 4.12 Section 11 supports efficient use of land by giving substantial weight to the value of using suitable brownfield land within settlements for identified needs. Promoting and supporting development of under-utilised buildings especially if to meet

identified needs. Paragraph 122 sets out that development which takes into account different forms of development required, availability of infrastructure and services, importance of securing well-design, attractive and healthy places making efficient use of land should be supported.

- 4.13 Section 12 of the Framework seeks to achieve well-designed places with the creation of high-quality buildings, good design as a key aspect of sustainable development. Proposals should function well and add to the overall quality of the area, are visually attractive as a result of good architecture being sympathetic to local character, while not preventing increased densities.
- 4.14 Section 14 meets the challenge of climate change and flooding. New development being planned to avoid increased vulnerability to range of impacts arising from climate change and being sited to reduce greenhouse gas requirements. Developments should be positioned in areas of least risk of flooding when with proposed end users who would be at risk.
- 4.15 Section 15 sets out the protection and enhancement of the natural environment with development proposals enhancing sites of biodiversity value, recognise wider value from natural capital.

Planning Practice Guidance

- 4.16 The National Planning Practice Guidance (PPG) is Governments supporting guidance which consolidates a series of advice documents into one online database. The PPG provides a guide for all development according to the relevant sectors / locations to which are relevant. The proposed development has had consideration of the various pertinent guidance sections within the progression of the scheme.

Supplementary Planning Documents

Ensuring a Choice of Travel SPD

- 4.17 The Ensuring a Choice of Travel SPD was adopted by the Council in September 2010 to provide detailed guidance on the council's transport policies. The main objective of the SPD is to ensure a good choice of travel modes to all new developments in Knowsley.

Adding Social Value to New Development SPD

- 4.18 The document was adopted in September 2018 and provides guidance on how the Council will implement the requirements of the Knowsley Local Plan, and Policy CS4 in particular, by requesting that developers in the Borough prepare and implement a Social Value Strategy in a case where their scheme meets or exceeds a certain threshold. It outlines the process for creating Social Value Strategies and identifies the kind of social value outcomes which could be expected from new major development.

Design Quality in New Development SPD

- 4.19 The Design Quality in New Development SPD was adopted in January 2016 and identifies the overarching context for design in the Borough, and highlights Borough-wide issues which should be taken into account in designing new development. This includes guidance relating to placing buildings, density and form, accessibility, landscaping, public open space, sustainable design, minimising crime, and preserving the built heritage.

5. Development Plan Compliance

- 5.1 The proposed development compliance against the development plan in accordance with Section 38(6) of the Planning Act 2004 is set out within this section.

Principle of Development

- 5.2 The proposed development comprises an extension to the existing industrial unit (Use Class B8) to allow for new incubator capacity that would support manufacturing for Seqirus. The application site is allocated as a Primarily Industrial areas on the Knowsley Local Plan policies map.
- 5.3 The proposed scheme retains the extant use and seeks to increase the capacity to meet associated increase in demand. The considered approach to the extension informed by a robust business case prepared by Seqirus Ltd ensures that the proposal will enhance the operational efficiency of the facility and contribute to the quality and effectiveness of Boulevard Industry Park.
- 5.4 The proposal was previously consulted with the Council through the pre-application process. The response received states that the proposed extension would be acceptable in principle subject to submitting certain technical reports and demonstrating compliance with the Local Plan policies.
- 5.5 The requested reports have been prepared and submitted as part of this application along with the Planning Statement (this document) demonstrating compliance of the proposal with the Local Plan.
- 5.6 It is therefore considered that the principle of development in this location is in accordance with the Development Plan (Policies SD1 and CS4 of the Core Strategy and Policy EC3 of the UDP) and Material Considerations.

Design

- 5.7 The proposals are designed to facilitate the operation of incubator units within a new extension, while allowing the replacement of existing incubators located within the existing building in a phased and ordered manner, providing additional capacity in support of the current premises.
- 5.8 The proposal is a two storeys, mono pitch portal framed extension to the eastern elevation of the existing building. The proposed design of the extension is sympathetic to the character and amenity of surrounding building typologies. When considering size, density and height, the proposals are subservient to the existing building, and together with the appropriate use of materials sits comfortably within the wider context.
- 5.9 During the progression of the design response various iterations were considered and discounted due to the particulars of the operational requirements at this facility and wider site constraints. The proposed incubators are required to be in close proximity to the existing incubators therefore extending along the eastern elevation is paramount to the operational process at the facility.
- 5.10 Along the eastern boundary the access points are positioned to the southern extent of the facility such that extension and associated plant are positioned to the north. The positioning of these facilities in this location is also beneficial in that these elements are located adjacent to the existing railway track and adjacent tree belt to the north of the site, and therefore distant from pedestrian routes along Renaissance Way.
- 5.11 The design has considered the longer term sustainability of the facility by incorporating enhanced U-Values within the external envelope. Supplementing this provision energy efficient lighting is proposed both externally and internally at the facility and building management system controls incorporated to reduce demand on energy.
- 5.12 During construction best practice site management will be implemented, including minimising use of energy and water, waste minimisation and reducing construction transport.

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- 5.13 The carefully considered approach to the design to seek to make the reduction in energy demand both during construction and operation ensure that the proposal would be seeking to reduce the carbon impact of the development.
- 5.14 The supporting Design and Access Statement provides justification for the siting and design of the proposed extension.
- 5.15 There are no proposed changes to the hard and soft landscaping on the site, other than in those areas impacted directly by the proposals.
- 5.16 The existing external site lighting will also remain unchanged with the exception of the lighting provision directly affected by the proposals. In these instances the existing lighting provision will be modified to work with the new proposals.
- 5.17 The proposals are therefore considered to accord with Policies CS19 and CS22 of the Core Strategy and Section 12 of the Framework.

Access & Parking

- 5.18 The principal vehicular and pedestrian entrances to the proposals for staff and visitors will be unaffected by the proposal.
- 5.19 A Transport Statement has been prepared by Vectos to assess the transport matters associated with a proposed industrial extension.
- 5.20 According to the report, there are no known accident blackspots on the highway network in the vicinity of the site.
- 5.21 The proposed development is considered to be accessible for pedestrians, cyclists and public transport users; and the site layout, access and servicing arrangements are appropriate and suitable.
- 5.22 The document confirms that the development will experience a low trip generation, and as such will not have an adverse impact upon the safe or efficient operation of the local highway network.

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- 5.23 It was concluded that the proposed development would not result in a severe residual impact on the local highway network and there would be no additional road safety concerns.
- 5.24 It is therefore considered that the proposals are in accordance with Policies CS4 and CS7 of the Core Strategy, Policies T8, T9 and T10 of the UDP and Section 9 of the Framework.

Technical Matters

Drainage

- 5.25 A Flood Risk Assessment and Drainage Strategy has been prepared by Tetra Tech and submitted as part of this application.
- 5.26 The report confirms that the site is located within Flood Zone 1 is at low risk of flooding from all sources.
- 5.27 According to the document, a betterment of 50% has been applied in accordance with Knowsley Councils. The agreed proposed discharge rate is $Q = 7.645 \text{ l/s}$.
- 5.28 The following recommendations have been made based on the assessment:
- Further coordination is required with the appointed Architect and Structural Engineer regarding the existing building Rainwater pipes and surface water run that are located on the proposed extension footprint. Existing rainwater down pipes have to be intercepted at the proposed extension roof level and redirected by a syphonic channel which will discharge to its existing outfall.
 - Further CCTV survey is required to identify unknown flows to the existing surface water system.
 - A comprehensive inspection and maintenance schedule shall be provided and implemented to ensure that the drainage system is maintained in a good operational manner.
 - A Section 106 Part 1 of the Water Industry Act 1991 application will be required to United Utilities for the new foul flows.
- 5.29 Subject to the above recommendations being implemented, the proposal is considered to be in accordance with Policy CS24 of the Core Strategy, Policy ENV7 of the UDP and Section 14 of the NPPF.

Ground Conditions

- 5.30 A Ground Investigation Report has been prepared by Tetra Tech and submitted as part of the application.
- 5.31 According to the report, the risk posed by the development from onsite sources of contamination is considered to be low for all given receptors.
- 5.32 Furthermore, it is considered that there is a low risk of ground gas being present onsite as the concentrations and the peak steady flow rate classify the site as Characteristic Situation 1 (CS1). Therefore, gas protection measures are not considered required in line with CIRIA C665 guidance.
- 5.33 In regards to waste, the Hazwaste assessment has shown that all the tested samples can be classified as non-hazardous. Based on WAC test results, there is the potential to classify Made Ground as inert for disposal. Natural soils can be considered inert. If site-won material is to be reused on site, or soils other than primary aggregate or aggregates produced under the WRAP Protocol, imported to site, a Materials Management Plan will be required.
- 5.34 Given the anticipated loadings of the proposed extension, it is considered that pad foundations will likely be suitable taken into the natural Glacial Till subject to specialist design. As a result of deeper Made Ground to the north onsite, a combined foundation solution may be required utilising mini piles and pads subject to specialist advice. If a piled solution is adopted suspended floor slabs may be utilised over pile caps and ground beams subject to the engineer's design. However, if ground improvement is undertaken ground bearing floor slabs may be utilised subject to specialist consultation. Groundwater control measures are likely to be needed during construction to maintain dry conditions.
- 5.35 According to the document, the following items are considered likely further works for the proposed development:
- Further testing of soils along proposed water supplier routes once locations are confirmed, in line with providers criteria (United Utilities).

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- Consultation of a specialist piling contractor and liaison with the designer in relation to the proposed use of a combined foundation solution.

6. Planning Balance

- 6.1 The proposed development for *'Erection of A Two Storey Side Extension To Existing Building'* at Site 6 Boulevard Industrial Park , Speke, has been considered against the Development Plan and any Material Considerations. To summarise this position, the below sets out the scheme against the three dimensions of sustainable development as defined by paragraph 8 of the Framework.

Economic Benefits

- The new extension will create space for Seqirus to expand their existing operations which will contribute to the economic growth of the area.
- The investment into and enhancement of the Seqirus facility contributes to the effectiveness of Boulevard Industry Park.

Social Benefits

- The proposals will result in a number of jobs during the construction process.
- The proposal also ensures the long term operation at the Seqirus Facility providing greater employment retention.

Environmental Benefits

- The proposals will promote sustainable transport by reducing current number of parking spaces available at the site.
 - The development will be designed sympathetically to conform to the existing building and its surroundings.
 - The design has incorporated enhanced U-Values of the external envelope, use of energy efficient lighting and building management system controls to reduce energy demand.
- 6.2 The proposed development would deliver valuable economic, social and environmental benefits such that would deliver sustainable development. It would make a valued contribution to the society and support employment opportunities within the area.
- 6.3 In considering the planning balance on the proposals, the scheme has been evidenced to providing a sustainable development such that the benefits of allowing

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the proposal would outweigh any adverse impacts which may arise as a result. It is therefore considered that the proposals accord with the Development Plan and any Material Consideration such that the presumption in favour of sustainable development should apply in the determination of this application.