

<u>APPLICATION NO:</u>	24/00562/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	The John Knight Laboratory, Kings Drive, Kings Business Park		
<u>PROPOSAL:</u>	ERECTION OF 2NO. LABORATORY PROCESS WASTE TREATMENT BUILDINGS, REPLACEMENT AND RELOCATION OF STORE AND WASTE COMPOUND AND ASSOCIATED LANDSCAPING WORKS		

Site Description

The application site is located at Kings Business Park and the application relates to the four main peripheral areas surrounding the building at John Knight Laboratory, Kings Drive. The four main areas include a section of land located to the north, adjacent an existing sub-station; a grassed section of land situated to the north-east; an area to the south-east comprising an existing store building and waste compound; and a vegetated area to the south-west. The application site is currently in use for laboratory operations in association with the Alfred H Knight Group.

The application site is located within an area designated as Green Belt, Policy CS5 of the Knowsley Core Strategy (January 2016) and the King's Business Park, Saved Policy EC4 of the Knowsley Replacement Unitary Development Plan (UDP) (June 2006).

Proposal

The application seeks permission for the erection of 2no. laboratory process waste treatment buildings, the replacement and relocation of a store and a waste compound and associated landscaping works.

The 2no. buildings (Buildings B and C) will be used as laboratory process waste treatment units and would both have a width of 9.3m and a width of 4.8m. This would be served by a hipped roof design which would achieve a total height of 4m. Both buildings will also include a carbon container unit which will measure 3m in width and 2m in depth, with a total height of 1.85m. They will be also finished in light grey Glassfibre Reinforced Polyester panels to the walls and roof.

Building B would be located to the north, adjacent to an existing sub-station and includes a personnel door to the front elevation and a roller shutter to a side elevation for vehicular access. The proposed landscaping works around Building B include new tarmac to the grass boundary (circa 117.5 sqm), as well as new timber knee fencing to the rear.

Building C would be located to an area to the southeast where the existing store building and waste compound is positioned. It would contain a roller shutter to the front elevation for vehicular access and a personnel door to one of the side elevations. The proposed landscaping works around Building C include new tarmac to the front.

The existing store and waste compound structures would be replaced and relocated

to a grassed section of land to the northeast. The store would have a new concrete slab to its base (circa 192 sqm) and a built measurement of 4.2m x 4.2m, with a flat roof measuring 3.25m to the highest point. Doors are proposed to the front elevation. The waste compound would then measure 5.6m x 5.6m and would be enclosed with new 2m high timber fencing and a double gate. The proposed landscaping works around these buildings include new tarmac, as well as a new key clamp railing.

The proposal also includes the planting of 13no. new small Silver Birch trees to a vegetated area to the south-west of the site, as part of the Biodiversity Net Gain measures.

Proposed development: context brief

The proposed buildings would be used to house equipment which partially treat liquid waste generated by the daily laboratory processes. This waste is currently, untreated and piped into two underground external storage tanks. The waste is then periodically pumped into tankers and taken away via road for professional treatment and disposed off-site. This process is becoming an unviable option with fewer treatment sites available or willing to accept which has caused issues to the business due to capacity of the site and Health and Safety and environmental considerations.

This project would see equipment installed within the two proposed buildings (B & C) which would facilitate partial treatment of liquid waste including pH correction. This would significantly improve the wastes composition; rendering it easier for treatment works to accept, treat and dispose. To facilitate the two proposed buildings, it will be necessary to relocate the existing store and waste compound.

Consultations

Highway Authority: No highways objections. The off-site impact is considered to be negligible and will have no discernible effect on the operation of the local highway network.

Environmental Health: No objections in principle, subject to a pre-commencement condition requested for a Phase I Site Investigation report. If identified as necessary, a Phase 2 site investigation and remediation proposals shall then be submitted. A condition restricting construction hours and fixed plant noise is also requested.

Arboricultural Officer: No comments received.

Merseyside Environmental Advisory Service: No objections subject to recommended conditions for bat and bird boxes on site as ecological enhancements, a suitable lighting scheme designed for bats and Reasonable Avoidance Measures (RAM's) for hedgehogs.

Environment Agency: No objection in principle. Additional comments are provided with respect to the waste hierarchy and management and reporting systems.

United Utilities Water Ltd: No objections. The letter will be attached to the decision notice as an informative.

Merseyside Fire and Rescue Authority: Requests any decision notice to include information regarding access for fire fighting and water provision.

Prescot Town Council: No comments received.

Representations

This application has been publicised by letters sent to 13no. neighbours. It has also been advertised by a site notice, which expired on 01.12.2024.

1no. letter of objection has been received which can be summarised as follows:

- Huyton Lane is a busy road, with concern that the proposal will result in increased traffic and congestion;
- Little understanding of what is involved in the waste treatment process and whether this is causing harm to the air/environment;
- There is a rumbling noise throughout the evening causing disturbance;
- Other neighbours have not received notification of the proposal.

Regarding the points of objection raised is this response. The first point is a matter which is assessed and addressed by the Local Highway Authority and covered within that section of the Report. The second point pertains to matters which would collectively be considered by Environmental Health, MEAS and the EA and would identify and object to any harmful impacts from the waste treatment process on the air quality or environment. As the application is for the proposed use and development, existing matters on adverse noise impacts would not be dealt with via Planning and would not be material to the determination of this application currently under consideration. Regarding the fourth point the LPA's records evidence that the closest sites who share a boundary as a minimum have been consulted and the next adjacent properties have also been consulted; consultation has been taken in line with the Council's Statement of Community Involvement (SCI).

Planning History

18/00192/FUL - Erection of part single storey, part two storey laboratory building. Granted, 11 Sep 2018

17/00145/FUL Application to vary condition no.2 attached to planning permission 15/00238/FUL - (erection of research and development facility, Use Class B1) - amendments sought to approved drawings to allow for alterations to buildings and site layout. Granted, 29 Oct 2018

15/00238/FUL - Erection of research and development facility, Use Class B1(b), incorporating two storey office block, 2no single storey laboratory buildings, part two storey and part single storey maintenance block, together with 9no single storey outbuildings, associated vehicular and pedestrian access with ingress/egress control barriers, car parking and associated landscaping. Granted, 24 Jul 2015

Relevant Policy

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

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

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

Knowsley Local Plan Core Strategy (January 2016)

Policy CS1: Spatial Strategy for Knowsley
Policy CS2: Development Principles
Policy CS5: Green Belt
Policy CS7: Transport Networks
Policy CS19: Design Quality and Accessibility in New Development
Policy CS21: Greenspaces and Trees
Policy CS26: Waste Management

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy EC4: Regional Investment Site - Kings Business Park
Policy ENV2: Noise and Vibration
Policy ENV3: Light Pollution
Policy ENV4: Hazardous Substances
Policy ENV5: Contaminated Land
Policy DQ4: Trees and Development

Joint Waste Local Plan (2013)

Policy WM8: Waste Prevention and Resource Management
Policy WM9: Sustainable Waste Management Design & Layout for New Development
Policy WM10: High Quality Design and Operation of Waste Management Facilities
Policy WM12: Criteria for Waste Management Development
Policy WM13: Planning Applications for New Waste Management Facilities on Unallocated Sites

Supplementary Planning Documents (SPDs)

Ensuring a Choice of Travel (September 2010)
Design Quality in New Development (January 2016)
Trees and Development SPD (June 2016)

National Policies

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
The National Planning Policy for Waste

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally

submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Saved Policy EC4 ('Regional Investment Site – Kings Business Park') states that outline planning permission has been granted for the following uses:

- Business uses (Use Class B1);
- Suitable forms of industrial use (Use Class B2); and
- Hotel Use (Use Class C1).

Criterion 3, outlines that the Council will approve detailed applications for the development of the site for the above purposes, and for subsequent extensions, infilling or alterations, provided that the development would

- a) Provide a high quality of design and layout which reflects the status of the site; its landscape and ecological value; and its setting close to the Grade II Listed Building at Hazels House;
- b) Not have a materially greater impact on the openness or purposes of the Green Belt than the existing approved development; and
- c) Secure the long-term management and maintenance of any existing landscape features to be retained within the site.

CS19 states that proposals should enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to:

- 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;
- b) Complement and enhance (where possible), existing landscape, topography, Green Infrastructure; and features of local importance;

CS26 stipulates that the Council will promote sustainable forms of waste management in accordance with the waste hierarchy. As set out in the Merseyside and Halton Joint Waste Local Plan, it will work to:

- a) Ensure that waste management facilities are developed whilst minimising any negative impacts on the environment and communities of the borough.

Principle of development

The proposed site is within an area which is allocated as Green Belt in the Local Plan; it is further designated as a Regional Investment Site – Kings Business Park (as defined by Saved Policy EC4) and therefore the principle of development to erect 2 additional buildings associated with the existing laboratory facility which would have no greater impact than the existing site and is allocated to allow certain types of limited development. Consequently, the proposal is acceptable in principle, subject to compliance with other relevant policies.

The relevant criterion of Saved Policy EC4 is b). The proposed development would not be considered to have any greater impact on the openness or other purposes of the Green Belt than the existing use of the site, as the scheme would be to a subordinate scale and incidental to the main laboratory facilities in situ on site. Therefore, no harm to Green Belt would be considered.

Design and Visual Amenity

The proposed development would feature an acceptable design and scale as it would appear to harmonise with the main existing laboratory facility on site and the smaller detached buildings which orbit this. The roofs employed would be acceptable.

The proposed buildings would be set back from the closest highway of Huyton Lane and suitably screened by the tree line coverage and therefore would not be highly visible or prominent due to the design.

The information on materials to the external walls and roofs, provided in the application are limited but not specific. Generally, these would not appear incongruous or adversely harmful within the site context and would integrate with the industrial nature of the site. The submitted Waste Management Statement outlines that the GRP enclosures are fully bespoke/purpose-built, and that the manufacturer offers external finishes of any RAL colour and therefore the proposed designs specify colour-matching to the light grey of the numerous existing outbuildings / substations within the AHK's overall site; to ensure sympathetic coherence. Therefore, the materials would generally be acceptable. However, this will be further secured by a Planning condition for specific details.

There are no residential dwellings in the immediate proximity of the application site and identified areas to which the proposed development would cover. Therefore, no concerns of adverse impacts to residential amenity are raised.

The proposal would therefore be considered to broadly comply with CS2 and CS19 and would be acceptable.

Highways

The application has been reviewed by the Local Highway Authority, who have no objections to the proposal. The off-site impact is considered to be negligible and will have no significant effect on the operation of the local highway network.

Environmental Health

Environmental Health were consulted on the scheme and have reviewed the application. No objections have been submitted; however, they have suggested three conditions be applied should the application be granted.

These relate to the contaminated land, following MEAS review and recommendation of the submitted report titled 'Terraconsult (January 2015) Phase 1 & 2 Site Investigation Report, REF 2173R01 Issue 1' which was written prior to the construction of the current laboratory and consequently, an updated report is required which must include a revised conceptual site model taking into account the activities on site within the last 10 years. Therefore, a condition relating to contaminated land would be applied should planning permission be granted.

The other two conditions relate to a condition for construction hours to minimise any potential noise during the unsociable hours and the third is for fixed plant noise.

Overall, the proposed development would be considered to comply with Saved Policies ENV4 and ENV5 and would be acceptable.

Waste

MEAS were consulted on the scheme; no objections have been raised. They have outlined that due to the small-scale nature of the proposal, it would not seem appropriate to apply all the Joint Waste Local Plan (JWLP) policies relating to location, namely policies WM1, WM2, WM3 and WM5.

Further to previous advice provided, the application was later supported by a Waste Management Statement to address requirements requested pertaining to JWLP policies WM10, WM12 and relevant parts of WM13. MEAS are satisfied that the proposal would comply with the relevant policy considerations listed. The proposal would be considered to accord with CS26.

Ecology

MEAS have also reviewed the Ecological Impact Assessment and Statutory Biodiversity Metric Calculation Tool submitted to which they have commented that the BNG information has minor limitations, however, the BNG information is acceptable subject to an update to the landscape plan proposed tree planting.

Biodiversity Net Gain (BNG)

MEAS outline that the BNG information submitted demonstrates that the proposed development would be capable of achieving the 10% Biodiversity Net Gain required, however a planning condition would need to be attached to overcome the identified limitations. The baseline date is confirmed as January 2025. In summary, the assessment found that the existing baseline value of the applicant site equates to 0.41 habitat units. The proposed development will result in at least 0.05 habitat units (11.23%).

The identified limitations are:

- The Location Plan (MDG architects, June 2024, drawing no. AL(9)03, rev C, proposes 13 trees to be planted with the submitted BNG metric contains 13 trees. Although, the Landscape Plan Proposed Tree Planting September 2024, drawing no. AL(9)04 shows 11 trees to be planted. This would need to be updated to reflect 13 trees. Following an amended plan, this has now been corrected.
- The strategic significance category gives specific weighting to deliver the LNRS where this is in place. Where not yet in place (as in the Liverpool City Region) the relevant Planning Authority should specific alternative documents for assigning strategy significance. This has been undertaken for the LCR and outlined in paragraph 3.60 of the LCR BNG guidance note. Therefore, the proposed trees may be input as 'high' strategic significance as they are formally identified as a North Merseyside Biodiversity Action Plan habitat. This amendment will increase the net gain and is therefore not considered a significant constraint. This should be updated with the submission of the Biodiversity Gain Plan (BGP) to discharge the mandatory pre-commencement condition.

MEAS have advised overall that the BNG information is generally acceptable and any limitations which form outstanding issues, would not raise concern for MEAS or the LPA that the BNG condition could be discharged satisfactorily, through the proposed 13 trees on site. Any limitations are suitable for the applicant to amend before they submit the mandatory BGP to discharge the condition. The applicant has

since revised the proposed tree planting plan, this would not require re-consultation with MEAS.

Bats

Potential bat roosting features were not found from the affected buildings. Although, the surrounding woodland may provide roosting, foraging, commuting habitat for bats. Lighting for the development may affect the use of these areas. A lighting scheme can be designed to protect ecology and not result in excessive light spill onto the habitats (in accordance with the NPPF – Paragraph 198c). This will be secured by way of planning condition. The applicant will be made aware of the 'Bats and Artificial Lighting at Night' guidance as an informative.

Hedgehogs

Habitats on site were considered suitable for foraging hedgehog (which is a priority species and therefore Local Plan policy CS8 is relevant) with habitat surrounding the proposed development provides good quality habitat for hedgehog. Consequently, as a precaution, Reasonable Avoidance Measures (RAMs) will be secured by condition to ensure that there are no adverse effects on hedgehogs.

MEAS have also recommended that in line with the new biodiversity duty and NPPF - Paragraph 186) the applicant should also provide biodiversity enhancements such as bat roosting boxes, bird nesting boxes and native shrub planting. This would also be secured by a planning condition.

Overall, the proposed development would be considered to comply with CS2, CS8, CS21 and Saved Policies ENV3, ENV4, ENV5 and DQ4 and would be acceptable.

Arboriculture

The application site features several trees around the premises and where the proposed development(s) would be sited.

A Tree Survey Arboricultural Impact Assessment or Arboricultural Method Statement has not been submitted in support of the application. No trees are outlined to be felled or removed due to the proposal where buildings B & C are proposed to be erected, the crown spread of any nearby trees do not appear to overhang into this area. Moreover, where the closet tree line which bound Huyton Lane and where Building C, is proposed this area has previously been developed with the existing waste store and compound present on a developed sealed surface hardstanding is present. It would not be considered that the proposal would warrant a refusal on any potential concerns due to nearby trees and that it would be considered there would be suitable distance to prevent any unacceptable harm to these trees.

The site is recognised as a constraint for a TPO – Areas, Groups, Woods 91/00006/TPO. The Local Planning Authority's records show this would be sited to the northwest of the site and not impacted by the proposal.

The application includes a Tree Planting Plan for (now agreed 13 but it states 11) small Silver Birch to be planted for the required 10% BNG uplift, however, this will be finalised at the condition discharge stage with the submission of the Biodiversity Gain Plan.

Environment Agency (EA)

The EA were consulted on the scheme. Due to the waste process proposed the proposal may require a permit from the EA and discussions between the applicant and EA are currently on-going. No objections have been raised; however, comments have been received which contain advice for the benefit of the applicant. These comments include matters pertaining to the application of the waste hierarchy, management and reporting systems. These advisory points will be included as an informative should the application be approved and a copy of the letter would be shared with the applicant.

Conclusion

The proposal would be acceptable in terms of design and highways as well as on ecology and waste management. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That Planning Permission be granted 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 a full specification of materials to be used externally on the proposed 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 and should be reflective of those within the surrounding area, unless otherwise agreed in writing by the Local Planning Authority. 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 development hereby approved shall commence until an updated Phase I Site Investigation has been carried out and a written report submitted to and approved in writing by the Local Planning Authority. The report shall establish whether there are any concerns of contamination from the current or previous use of the site or adjacent sites, taking into account the activities on site within the last 10 years. The investigation shall include the results of a desk study, site walkover, human health, environmental risk assessment, and a revised conceptual site model.

If identified as necessary by the Phase I Site Investigation, no development hereby approved shall commence until a subsequent Phase II Site Investigation and Remediation Proposals has been submitted to and approved in writing by the Local Planning Authority. A Site Completion Report shall then be submitted to and approved in writing by the Local Planning Authority, prior to the first use of the buildings hereby approved, confirming that encountered site conditions were as expected and detailing any necessary remedial actions.

In any event the applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should previously unsuspected contamination be encountered during the development of the site.

Reason: Details are required prior to the commencement of development to ensure that any contamination is treated to the satisfaction of the Local Planning Authority in accordance with Saved Policy ENV2 and ENV5 of the Knowsley Replacement Unitary Development Plan (Adopted June 2006), and the National Planning Policy Framework, which states that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

- 5) No construction works 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 minimise any potential for noise during unsociable hours, to safeguard the amenities of nearby residents and to comply with Saved Policy 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 LA90 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 local residents from noise and disturbance and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 7) Prior to the commencement of development, a biodiversity gain plan must be submitted to the Local Planning Authority. The plan must include the following:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,
- (b) the pre-development biodiversity value of the onsite habitat,
- (c) the post-development biodiversity value of the onsite habitat,

(d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development, (e) any biodiversity credits purchased for the development, and (f) such other matters as the Secretary of State may by regulations specify.

The plan will be informed by a landscaping scheme (see condition 8). Development cannot commence until the biodiversity net gain plan has been approved by the Local Planning Authority.

Reason: To comply with the Environment Act 2021.

- 8) Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until further details of the previously agreed soft landscaping works (proposed 13 Silver Birch trees as shown on the submitted 'Landscape Plan Proposed Tree Planting September 2024', drawing no. AL(9)04, received 06/03/2025) 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) planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
- b) existing plants / trees to be retained
- c) A detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

The approved landscaping works shall be implemented and completed prior to the first use of the proposed development 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 Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 9) No above ground works shall take place prior to details of the number and location of bird nesting boxes and bat boxes to be incorporated into the scheme being submitted to and approved in writing by the Local Planning Authority. The bird and bat boxes shall be installed in accordance with the approved details prior to the first use of the proposed development and shall be retained at all times thereafter.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

- 10) No above ground works shall take place prior to details of a lighting scheme being submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall protect ecology, not result in excessive light spill onto the near habitats and be implemented in accordance with the approved details prior to the first use of the proposed development and shall be retained at all times thereafter.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

- 11) The following Reasonable Avoidance Measures will be put in place during the construction phase to ensure that there are no adverse effects on hedgehogs which are a priority species:

A pre-commencement check for hedgehogs;

- o All trenches and excavations should have a means of escape (e.g. a ramp);
- o Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- o Appropriate storage of materials to ensure that mammals do not use them.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18/10/2024	-	-	APPLICATION FORM
25/10/2024	-	-	LOCATION PLAN
18/10/2024	AL(2)01	REV.B	PROPOSED BUILDING B FLOOR PLAN
18/10/2024	AL(2)02	REV.A	PROPOSED BUILDING C FLOOR PLAN
18/10/2024	AL(2)03	REV.B	PROPOSED BUILDING B ELEVATIONS AND ROOF PLAN
18/10/2024	AL(2)04	REV.B	PROPOSED BUILDING C ELEVATIONS AND ROOF PLAN
25/10/2024	AL(2)06	REV. 1st	PROPOSED STORE AND WASTE COMPOUND FLOOR PLAN
27/02/2025	AL(2)07	REV B	FRONT AND REAR ELEVATION WASTE COMPOUND AND STORE
27/02/2025	AL(2)08	-	REAR AND SIDE ELEVATIONS - BUILDING B
27/02/2025	AL(2)09	-	REAR AND SIDE ELEVATIONS BUILDING C
18/10/2024	AL(9)02	REV. A	PROPOSED SITE PLAN
07/02/2025	-	-	WASTE MANAGEMENT STATEMENT

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

Jo Sheridan

Date:

25/03/2025

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Informatives

The following contains advisory notes for the benefit of the applicant:-

1) Mining Remediation Standing Advice

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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026.

2) Environment Agency Advice

Waste Hierarchy

The developer must apply the waste hierarchy as a priority order of prevention, re-use, recycling before considering other recovery or disposal options. Government guidance on the waste hierarchy in England can be found here: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69403/pb13530-waste-hierarchy-guidance.pdf

Site Waste Management Plans (SWMP) are no longer a legal requirement, however, in terms of meeting the objectives of the waste hierarchy and your duty of care, they are a useful tool and considered to be best practice.

Management and Reporting Systems

Where a development involves any significant construction or related activities, we would recommend using a management and reporting system to minimise and track the fate of construction wastes, such as that set out in PAS402: 2013, or an appropriate equivalent assurance methodology. This should ensure that any waste contractors employed are suitably responsible in ensuring waste only goes to legitimate destinations.

3) Merseyside Fire and Rescue

Access for Fire Fighting

Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached). In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

Water Provision

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. Consideration should be given to the recommendations within the 'National guidance document on the provision of water for

firefighting', produced by the Local Government Association and Water UK, available for free download via: <https://www.water.org.uk/wp-content/uploads/2018/11/national-guidance-document-on-water-for-ffg-final.pdf>. Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via: <https://www.gov.uk/government/publications/fire-safety-approved-document-b>

4) United Utilities

Attach letter from United Utilities.

5) MEAS – European protected species

The applicant, their advisers and contractors, should be made aware that if any European protected species are found, then as a legal requirement, work must cease, and advice must be sought from a licensed specialist. This is covered further under the Wildlife and Countryside Act 1981.

6) MEAS – 'Bats and Artificial Lighting at Night'

The applicant has been advised by MEAS to review and refer to the 'Bats and Artificial Lighting at Night' guidance for best practice when designing the lighting scheme.