

## PLANNING COMMITTEE

At a meeting of the Planning Committee held on  
Tuesday, 16 April 2024

(Present) Councillor Hodkinson (Chair)  
Councillors CD Banks, J Banks, Bowden, Campbell, Case,  
Collier, Gomez-Aspron MBE, Hooton, Laird, Maloney MBE,  
McCauley and Tasker

(Not Present) Councillors Makin and Pearl

-----

### 58. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Makin and Pearl.

### 59. MINUTES

- \* Resolved that the minutes of the meeting held on 12 March 2024 be approved and signed.

### 60. DECLARATIONS OF INTEREST FROM MEMBERS

There were no Declarations of Interest from Members made.

### 61. PLANNING APPLICATIONS FOR DECISION BY THE COMMITTEE

- \* Resolved that the planning application be dealt with as shown below:

<b>P/2024/0070/FP3</b>	<b>Bishop Road Playing Field, Bishop Road</b> Construction of 3.5m wide footway and cycleway facility, from Elderflower Road to Bishop Road, installation of litter bins, lighting columns, chicane barrier/bollards, cycle parking, and associated landscaping works
------------------------	--

The Development Control Manager presented the application to Members, during which a presentation was screened detailing the following:

- Aerial view
- Site Photographs
- Proposed Site Plan

The Principal Transport Officer, Policy was present at the meeting to present their case on behalf of the applicant.

Grant Planning Permission Subject to the following conditions, with authority delegated to the Head of Planning Services to add, amend, or remove conditions as they deem necessary:

## PLANNING COMMITTEE

1. The works hereby permitted must be begun within 3 years of the date of this decision notice.
2. The development shall be carried out in accordance with the following application drawings/documents:
  - Location Plan (dwg no. 23-3002-01-003)
  - Bishop Road Playing Field, Planning Submission General Arrangement (dwg no. 23-3002-01-002) received 04.04.2024
  - Proposed Plan (Chicane Barrier and Access Distances)
  - Street Lighting Design (dwg no. SHD1287-SHD-HLG-COWL-DR-EO-Lighting Layout-R1 – Rev. R1)
  - Bishop Road Playing Field, Planning Submission Hedgerow Re-planting (dwg no. 23-3002-01-004) received 05.04.2024
3. Prior to any above ground works taking place, a final report with details of the specific measures to minimise the spread of air-borne dust from the site during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.
4. All soft landscaping and proposed tree and hedgerow planting as shown on the approved plans shall be fully implemented prior to the first use of the footway facility or the first planting and seeding season post use of the footway facility if first use occurs outside of the planting season. Any trees, hedgerow, plants, or grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size, species and quality unless the Local Planning Authority gives written consent to the variation.
5. No site preparation, delivery of materials or construction works shall place outside the hours of 08.00am - 18.00pm hours Monday to Friday, 08.00am - 13.00pm hours Saturday and not at all on Sundays/Public Holidays.
6. No hedgerow removal or works that may affect nesting birds on the development site shall take place between 1<sup>st</sup> March and 31<sup>st</sup> August inclusive. If it is necessary to undertake works during the bird breeding season, then all hedgerow is to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If found to be present, details of how they will be protected are required to be submitted and approved in writing by the Local Planning Authority.

**P/2024/0069/FP3**

**Cooper Street Open Space, Cooper Street**

Construction of Pocket Park facility at the land bound by Cooper Street, Chapel Street and Halefield Street

The Development Control Manager presented the application to Members, during which a presentation was screened detailing the following:

## PLANNING COMMITTEE

- Aerial View
- Site Photograph
- Proposed Site Plan

The Principal Transport Officer, Policy was present at the meeting to present their case on behalf of the applicant.

Grant Planning Permission Subject to the following conditions:

1. The works hereby permitted must be begun within 3 years of the date of this decision notice.
2. The development shall be carried out in accordance with the following application drawings/documents:
  - Location Plan (dwg no. 23-3002-02-004)
  - Chapel Street & Cooper Street Pocket Park, General Arrangement (dwg no. 23-3002-02-003) received 04.04.2024.
3. No development hereby approved shall commence until a program of measures to minimise the spread of air-borne dust from the site during the construction period has been submitted to and approved in writing by the Local Planning Authority, using the EPUK & IAQM Assessment of dust from demolition and construction (2024 guidance). The development shall thereafter be implemented in accordance with the approved scheme.
4. No development hereby approved shall commence until:
  - a) A Phase 1 Site Investigation and Risk Assessment has been carried out to investigate the potential contamination issues associated with the site and the proposed development. The Phase 1 Site Investigation shall include a desk study, site walkover, human health and environmental risk assessment and an initial conceptual site model. A written report on the Phase 1 investigation shall be submitted to and approved in writing by the Local Planning Authority.
  - b) Unless otherwise agreed in writing with the Local Planning Authority, a Phase 2 Site Investigation and Risk Assessment Methodology, to assess the nature and extent of any contamination on the site, whether or not it originates on the site, shall be submitted to and approved in writing by the Local Planning Authority.
  - c) Unless otherwise agreed in writing with the Local Planning Authority a Phase 2 Site Investigation and Risk Assessment shall be completed in accordance with the approved methodology. A written report, including a remedial options appraisal, shall be submitted to and approved in writing by the Local Planning Authority.

## PLANNING COMMITTEE

- d) Unless otherwise agreed in writing with the Local Planning Authority a detailed Remediation Strategy, which removes unacceptable risks to all identified receptors from contamination, shall be submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy must include proposals for verification of remedial works. Where necessary, the strategy shall include proposals for phasing of remedial works and verification. The strategy shall be implemented as approved unless otherwise agreed in writing by the Local Planning Authority.

All such reports shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).

5. Prior to the first use of the development hereby approved, unless otherwise agreed in writing with the Local Planning Authority, a Remediation Verification Report prepared in accordance with the agreed Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Remediation Verification Report shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).
6. No materials shall be used on the external surfaces of the proposed development other than those referred to on the approved plans / supporting documentation.
7. All soft landscaping and tree planting as shown on the approved plans shall be fully implemented prior to the first use of the pocket park facility or the first planting and seeding season post use of the pocket park facility if first use occurs outside of the planting season. Any trees or plants, or grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size, species and quality unless the Local Planning Authority gives written consent to the variation.

**P/2024/0042/S73**

### **Unit 4, Omega West Zone 8**

Variation of condition 1 on approval P/2023/0188/S73 to facilitate the delivery of Unit 4 at Omega West and seek the flexible B2 and/or B8 use of floorspace across the application site.

The Principal Planning Officer - East presented the application to Members, during which a presentation was screened detailing the following:

- Location Plan

## PLANNING COMMITTEE

- Site Layout
- Site Photos
- Unit 4 Economic Impact
- Summary of Other Considerations

The Applicants Agent was present at the meeting to present their case on behalf of the applicant.

Grant Planning Permission Subject to the following conditions:

### Conditions which apply to all parts of the development

1. The development hereby approved permits a total of 205,500 sq.m (approximately 2,212,002 sq.ft) of Use Class B2 and/or Use Class B8 floorspace within the red line application site. No more than 22% of the floorspace shall be in B2 use.

### Conditions for the full application

2. The works hereby permitted must be begun within 3 years of 11th November 2021.
3. The development shall be carried out in accordance with the following plans unless otherwise required by another condition.

#### Plans

- OPP DWG. 2 4150-00001-PL6 Site Location Plan
- OPP DWG. 3.1 4150-05105-PL4 Parameters Plan 1 - Outline and Detailed

#### Application

- UNIT 1 DWG. 1 6385 - 181 Rev. K Proposed Site Layout Plan
- Unit 1 4150-CA-00-00-DR-A-00071 - Proposed Plan PL1
- INFRA DWG. 14.15969-Z8-BR-100 Rev. A Bold Hall Bridge South Ramp Works
- WSP, Omega West - Borehole Decommissioning Validation Letter Report (BH8A03 and BH8B03)
- Proposed Building Sections 6385 187 Rev B- Unit 1 DWG 7

#### Floorplans

- UNIT 1 DWG. 0 6385 - 180 Rev B Proposed Building Plan
- UNIT 1 DWG. 3 6385 - 183 Rev. D Ground Floor Office Layout Plan
- UNIT 1 DWG. 4 6385 - 184 Rev. D First Floor Office Layout Plan
- UNIT 1 DWG. 5 6385 - 185 Rev. D Second Floor Office Layout Plan
- UNIT 1 DWG. 6 6385 - 186 Rev. C Proposed Roof Plan

#### Elevations

- UNIT 1 DWG. 2a 6385 - 193 Rev. C Proposed Elevations No Hatch

## PLANNING COMMITTEE

- Unit 1 DWG. 2 6385-182 Rev C - Proposed Elevations Unit 1

### Associated Infrastructure

- UNIT 1 DWG. 15 6385 - 192 Gate Details
- UNIT 1 DWG. 8, 9 & 10 6385 - 188 Rev. A Gatehouse, Smoking Shelter & Cycle Shelter

### Details

- UNIT 1 DWG. 28 CPW-190081-M-SK-03-P6 Mechanical and Electrical Plant Locations

### Sketch

- INFRA DWG. 22 4150-CA-00-00-DR-A-P1 Primary Substation Elevations
- INFRA DWG. 23 4150-CA-00-00-DR-A-P2 Typical Customer Substation
- INFRA DWG. 24 4150-CA-00-00-DR-A-P2 Substation Fencing Plan
- INFRA DWG. 25 4150-CA-00-00-DR-A-P1 Typical Gas Governor
- UNIT 1 DWG. 16 190081-E-EXT--XX-01 P4 External Lighting Strategy
- Lux Levels / Light spill Rev. P4 Levels

### Highways

- Plan ref: 5969-Z8-GA-115 Rev B entitled 'Infrastructure Works Visibility Assessment' and
- Plan ref: 5969-Z8-ATR-100 Rev A entitled 'Infrastructure Works Swept Path Analysis' both within Appendix D 'External Works Assessment'.
- INFRA DWG. 1.1 5969-Z8-GA-100 Rev J entitled 'Highways Works General Arrangement Sheet 1 of 2'
- Plan ref: 11191042\_SK326/A entitled 'Proposed mitigation at M6 Junction 8' in Appendix F of Transport Assessment.
- Levels Plans
- UNIT 1 DWG. 26 131504 Rev. E Overland Flood Flow (Exceedance) Routing,
- INFRA DWG. 19 5969-Z8- EWK-200 Rev. F Full Proposed Levels
- INFRA DWG. 20 5969-Z8-EWK-201 Rev. C Full Proposed Sections

### Overall landscaping plans

- OPP DWG. 5 POE\_199\_001 Rev. K Landscape Strategy
- INFRA DWG. 17 POE\_199\_007 Rev. A Tree Planting Landscape Details
- INFRA DWG. 18 POE\_199\_009 Rev. I Full Landscape Proposals
- INFRA DWG. 21 POE\_199\_010 Rev. F Detailed Application Site Context
- UNIT 1 DWG. 31 131504 Rev. B Head Wall Outfall and Tree Removal Plan
- Tree Protection Plan Drg No RSE\_3152\_TPPa V9;
- Tree Protection Plan Drg No RSE\_3152\_TPPb V9;
- Tree Protection Plan Drg No RSE\_3152\_TPPc V9;
- Tree Protection Plan RSE\_3152\_TPPd Rev V9
- Tree Protection Plan RSE\_3152\_TPPe Rev V9

### Around Unit 1 landscaping plans

## PLANNING COMMITTEE

- UNIT 1 DWG. 13a 2138 - PL001-1 Rev. J Preliminary Landscape Proposals (Sheet 1 of 3)
- UNIT 1 DWG. 13b 2138 - PL001-2 Rev. H Preliminary Landscape Proposals Sheet 2 of 3)
- UNIT 1 DWG. 13c 2138 - PL001-3 Rev. J Preliminary Landscape Proposals (Sheet 3 of 3)
- UNIT 1 DWG. 13d 2138-PL001-4 Rev A Omega Z8 Sitting area - Preliminary Hard

### Landscape Proposals

- UNIT 1 DWG. 11 6385 - 189 Rev. H Proposed External Finishes Plan
- UNIT 1 DWG. 12 6385 - 190 Rev. E Dropped Kerb & Tactile Paving
- North West Landscaping 'Green Wedge' and cycle path through site
- INFRA DWG. 14 POE\_199\_004 Rev. E Structural Landscape-Proposed & Existing Contours
- INFRA DWG. 15 POE\_199\_005a Rev. J Detailed Planting Plan Sheet 1 of 2
- INFRA DWG. 26 POE\_199\_005b Rev. H Detailed Planting Plan Sheet 2 of 2
- OPP DWG. 6 POE\_199\_002 Rev. D Indicative Landscape Sections

### Boundaries

- UNIT 1 DWG. 14 6385 - 191 Rev. H Fencing Details

### Ecology

- INFRA DWG. 12 16903-11ES Rev. C Bat Box Proposals'
- INFRA DWG. 13 16903-12ES Rev. C Bird Box Proposals

### Drainage

- UNIT 1 DWG. 24 131504 Rev. F Surface Water Drainage Layout
  - UNIT 1 DWG. 25 131504 Rev. E Foul Drainage Layout Rev. D
  - UNIT 1 DWG. 26 131504 Rev. E Overland Flood Flow (Exceedance) Routing
  - UNIT 1 DWG. 29 131504-2230 Rev. C Western Pond Sections and Northern and Southern Swale Details
  - UNIT 1 DWG. 30 131504-PC-2231 Rev. A Ordinary Watercourse Diversion
  - UNIT 1 DWG. 31 131504 Rev. B Head Wall Outfall and Tree Removal Plan
  - UNIT 1 DWG. 32 131504 2110 Rev. B Watercourse Diversion Works General Arrangement
  - UNIT 1 DWG. 33 131504 Watercourse Diversion Works Long-sections
  - OPP DWG. 11 5969-Z8-GA-117 Drainage Maintenance Plan Rev. C
4. The fuelling and vehicle wash, sprinkler house, tanks and cage storage as approved under C/2023/0026/CON shall be implemented in accordance with the approved details prior to the first occupation of Unit 1.
  5. The site's levels shall be constructed in accordance with those shown on plan ref: UNIT 1 DWG. 26 131504 Rev. E Overland Flood Flow (Exceedance) Routing, INFRA DWG. 19 5969-Z8- EWK-200 Rev. F Full Proposed Levels and INFRA DWG. 20 5969-Z8- EWK201 Rev. C Full Proposed Sections. Any

## PLANNING COMMITTEE

change in levels shall be shown on existing and proposed plans and submitted and agreed in writing with the Local Planning Authority. Only the approved details shall be implemented.

6. Unit 1, hereby shown on the plans identified in Condition 3, falls within Use Class B8. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, and any Order revoking or re-enacting that order, no change of use shall take place within Unit 1, as identified on the plans in condition 3. The unit shall remain Use Class B8 with ancillary offices, unless planning permission is sought from and granted by the Local Planning Authority.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class I and P, Part 7, Class H or any Order revoking or re-enacting that Order, no further development shall take place within the curtilage of Unit 1, as identified on the plans within Condition 3, unless planning permission is sought from and granted by the Local Planning Authority.
8. Construction work shall not take place outside 07.00-19.00 hours Monday to Friday, 07.00 - 14.00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority. The exception to this is activity which is outlined in Section 8.1 'Hours of Work and Appendix H ('Night-Time Construction Noise Technical Note', prepared by WSP) of document titled "Construction Environment Management Plan Unit 1 : Doc 7 V5, Omega Zone 8, St Helens /TJ Morris Ltd dated April 2020." prepared by Quod on behalf of TJ Morris Ltd.
9. No temporary power plant shall be used outside the permitted hours of construction unless in accordance with details which have been submitted to an approved in writing by the Local Planning Authority. Any such plant shall only be operated in accordance with the approved details. The exception to this is activity which is outlined in Section 8.1 ('Hours of Work') and Appendix H ('Night-Time Construction Noise Technical Note' prepared by WSP) of document titled "Construction Environment Management Plan Unit 1 : Doc 7 V5, Omega Zone 8, St Helens /TJ Morris Ltd dated April 2020." prepared by Quod on behalf of TJ Morris Ltd.
10. Prior to the first occupation of Unit 1 as identified on the plans in Condition 3, or first use of the car park as shown on plan ref:16385-181 Rev. K hereby approved, electric car charging infrastructure comprising at least one electric car charging point for every 30 car parking spaces hereby approved shall be provided on the site. As a minimum, 4 charging points shall comprise a dedicated 32 amp radial circuit which is directly wired to an appropriate RCD at the consumer unit and terminates at a BS EN 62196 Type 2 electric vehicle charging point located where it is accessible from a dedicated off-street car parking bay. Additional 'active' spaces (up to a maximum of 39 as shown on the Proposed Site Plan) shall be provided subject to demand. The infrastructure shall remain in perpetuity.



## PLANNING COMMITTEE

11. The proposed new bus stop / shelter infrastructure as approved under C/2022/0029/CON shall be implemented in accordance with the approved details prior to the first occupation of Unit 1.
12. Prior to the first occupation of Unit 1, the internal highway infrastructure, shall be constructed to binder course surfacing level (or block paved) and shall be available for use in accordance with the approved plans.
13. Prior to the first occupation or use of Unit 1, the areas indicated on the submitted plans to be set aside for parking and servicing shall be surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown in drawing number 6385-181 K. The parking and servicing areas shall be retained as such thereafter and shall not be used in a manner that prevents the parking of vehicles.
14. Prior to occupation of Unit 1 the Phase 1 roads as shown on INFRA DWG. 1.1 5969- Z8- GA-100 Rev J entitled 'Highways Works General Arrangement Sheet 1 of 2' shall be built to the approved standards and available for use. The roads shall be maintained in accordance with the management and maintenance details outlined in Infra Doc.6 "Highways Management & Maintenance of Omega Roadways Document" (July 2020) until such times as a private management and maintenance company has been established or until such time as an agreement has been entered into under the Highways Act 1980.
15. Prior to the first occupation of Unit 1, mitigation including the widening works between M62 J8 and Skyline Drive / Fairchild Road roundabout, and remarking of M62 exit slip to provide two lanes to Skyline Drive (as outlined in drawing 11191042\_SK326/A) shall be implemented, to ensure the junction lane use and exit geometry is consistent with traffic modelling submitted.
16. Prior to the first occupation of Unit 1, the 3 metre high fence as shown on plan ref: 6385- 191 Rev H shall be erected along the northern boundary of the development site and shall not be within one metre from any part of the existing motorway fence. Thereafter, the fence shall remain in situ and only be repaired or replaced in accordance with the requirements of this condition.
17. The verification report for decommissioning of bore holes approved under C/2022/0034/CON shall be complied with.
18. The lighting scheme for the cycle pathway as approved under C/2022/0041 shall be fully implemented.
19. Prior to the first use of Unit 1, a Local Employment Scheme for the operational phase of that building shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted Local Employment Scheme shall demonstrate how the development will use all reasonable endeavours to recruit at least 20% of labour from within the Borough of St Helens, focusing on the most deprived Super Output Areas. The Scheme shall include the following:
  - a) Details of how the initial staff/employment opportunities at the development will be advertised and how liaison with the Council and other local bodies

## PLANNING COMMITTEE

such as the Local Chamber and job centres will take place in relation to maximising the access of the local workforce to information about employment opportunities;

- b) Details of how sustainable training opportunities will be provided for those recruited to fulfil staff/employment requirements including the provision of apprenticeships;
- c) A procedure setting out criteria for employment, and for matching of candidates to the vacancies;
- d) Measures to be taken to offer and provide college and/or work placement opportunities at the Development to students within the locality;
- e) A procedure for monitoring the Local Employment Scheme and reporting the results of such monitoring to the St Helens Borough Council including details of the origins qualifications numbers and other details of candidates; and,
- f) A timetable for the implementation of the Local Employment Scheme.

The development shall be implemented in accordance with the approved Scheme.

- 20. The bat box details approved under C/2022/0006/CON shall be implemented prior to the first occupation of Unit 1.
- 21. The bird box details approved under C/2022/0006/CON shall be implemented prior to the first occupation of Unit 1.
- 22. No additional external plant or equipment shall be permitted on site, nor shall any additional openings be formed in the elevations or roof of Unit 1, hereby permitted, which directly ventilates the building or which discharges from any internal plant or equipment, until a scheme has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented.
- 23. The rating level of noise emitted from the fixed plant and equipment serving Unit 1 shall not exceed those quoted in Table 7.7-4 "Fixed plant and equipment noise limits" of Appendix 7.7 "Industrial/Commercial Noise Assessment - Environmental Statement Vol 2 - OPP DOC. 11.20 prepared by WSP and dated Dec 2019 at the specific receptors identified. Any assessment to determine compliance with the quoted levels shall be made in accordance with the method provided in BS4142:2014 + A1:2019 "Methods for rating as assessing industrial and commercial sound" and shall be carried out by a suitably qualified acoustic consultant/competent person.
- 24. The operational noise from the development associated within Unit 1 shall not exceed the levels quoted in Appendix 7.7 "Industrial and Commercial Noise Assessment" Environmental Statement Vol 2 - OPP DOC.11.20 - prepared by WSP and dated Dec 2019. Any assessment to determine compliance with the quoted levels shall be made in accordance with the method provided in BS4142:2014 + A1:2019 methods for rating as assessing industrial and

## PLANNING COMMITTEE

commercial sound" and shall be carried out by a suitably qualified acoustic consultant/competent person.

25. The Operation Noise Management of the site shall be carried out in accordance with the details provided in the document titled " Unit 1, Omega Zone 8, St. Helens, Operational Noise Management Plan, DOC.10 dated July 2020", prepared by WYG on behalf of TJ Morris Ltd - document ref A118153". Any changes to this shall be submitted to and approved in writing by the Local Planning Authority.
26. Full details of the acoustic noise barriers identified in Environmental Statement in Chapter 7 (Noise and Vibration) Document No. OPP DOC.11.7 dated March 2022 prepared by WSP shall be installed in accordance with a scheme/specification which has been submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented before the first use of Unit 1 and retained thereafter. Any timber/acoustic fencing used in the boundary treatment shall be treated to give a minimum design service life of at least 15 years.
27. The site access shall be constructed in accordance with the approved site layout plan (ref: 6385-181 K) and drawings (5969-Z8-GA-115 Rev B entitled 'Infrastructure Works Visibility Assessment' and '5969-Z8-GA-100 Rev A entitled 'Infrastructure Works Swept Path Analysis') within Appendix D 'External Works Assessment' to binder course surfacing level prior to occupation of Unit 1. The access shall be kept available for use at all times.
28. The Travel plan approved under C/2022/0045/CON shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied and in use.  
  
An annual report shall be submitted to the Local Planning Authority no later than 1 month following the anniversary of the first occupation of the development for a period of 5 years. The annual report shall include a review of the Travel Plan measures, monitoring data and an updated action plan.
29. The highway improvement works shall be carried out in accordance with the approved plans under C/2022/0019.
30. No drainage from the proposed development shall connect into M62 motorway drainage system, nor shall any surface drainage from the site run-off towards the route.
31. The internal connected pedestrian/cycle links north to the M62 overbridge of PRow 102 and east to Catalina Approach to the principles of Chetwoods Drawing No.4150- 05100- SK15 Indicative Masterplan shall be completed prior to the occupation of Unit 1.
32. The development shall be carried out in accordance with the following plans, unless otherwise agreed in writing with the Council as Local Planning Authority:

## PLANNING COMMITTEE

- Amended Construction Environment Management Plan Unit 1: Doc 7 V5, Omega Zone 8, St Helens /TJ Morris Ltd dated April 2020 prepared by Quod on behalf of TJ Morris Ltd. Received on 13/08/2020; and
- Amended INFRA DOC. 1 Construction Environmental Management Plan - INFRA Parts 1 to 4. Received on 13/08/2020.

For the avoidance of doubt, the measures in the construction management plans include ecological measures which include, but are not limited to, pre-commencement checks, removal and protection of nesting and breeding birds, reptiles, badgers, pond clearance and purple ramping fumitory which shall all be implemented during the course of construction including landscaping. The provision of wheel wash facilities shall also be provided.

33. The removal and eradication of invasive species on the full elements of the application site shall be carried out in accordance with the submitted method statement entitled 'Himalayan Balsam Control Method Statement, The Ecology Practice, 6 July 2020.
34. The bat mitigation measures as set out within page 30 of the 'Environmental Statement Vol.1 Chapter 'Biodiversity' OPP DOC 11.9' and the 'Woodland, Tree and Hedgerow Clearance Method Statement' within Appendix F of Unit 1 Doc 0.7 Construction Environmental Management Plan (Detailed Application Area) (as amended and received on 07/08/2020) and INFRA DOC. 1 Construction Environmental Management Plan, which includes pre-commencement checks and the use of soft felling techniques following best practice at an appropriate time of year, are to be implemented in full during construction and landscaping.
35. Notwithstanding the proposed planting listed in condition 37 the field maple (*Acer campestre*), shall be replaced with hawthorn or holly. *Viburnum opulus* shall be replaced in hedgerow planting with blackthorn and in woodland edge planting it shall be replaced by an increase in other native species listed.
36. The SUDS attenuation pond shall be implemented in accordance with the details approved under C/2022/0095/CON.
37. All landscaping and tree planting must be in accordance with the specifications and details within the documents:-

### Overall

- OPP DWG. 5 POE\_199\_001 Rev. K Landscape Strategy
- INFRA DWG. 17 POE\_199\_007 Rev. A Tree Planting Landscape Details
- INFRA DWG. 18 POE\_199\_009 Rev. I Full Landscape Proposals
- INFRA DWG. 21 POE\_199\_010 Rev. F Detailed Application Site Context

### Around Unit 1

- UNIT 1 DWG. 13a 2138 - PL001-1 Rev. J Preliminary Landscape Proposals (Sheet 1 of 3)
- UNIT 1 DWG. 13b 2138 - PL001-2 Rev. H Preliminary Landscape Proposals Sheet 2 of 3)

## PLANNING COMMITTEE

- UNIT 1 DWG. 13c 2138 - PL001-3 Rev. J Preliminary Landscape Proposals (Sheet 3 of 3)
- UNIT 1 DWG. 13d 2138-PL001-4 Rev A Omega Z8 Sitting area - Preliminary Hard

### Landscape Proposals

- UNIT 1 DWG. 11 6385 - 189 Rev. H Proposed External Finishes Plan
- UNIT 1 DWG. 12 6385 - 190 Rev. E Dropped Kerb & Tactile Paving
- North West Landscaping 'Green Wedge' and cycle path through site
- INFRA DWG. 14 POE\_199\_004 Rev. E Structural Landscape-Proposed & Existing Contours
- INFRA DWG. 15 POE\_199\_005a Rev. J Detailed Planting Plan Sheet 1 of 2
- INFRA DWG. 26 POE\_199\_005b Rev. H Detailed Planting Plan Sheet 2 of 2
- OPP DWG. 6 POE\_199\_002 Rev. D Indicative Landscape Sections

### Boundaries

- UNIT 1 DWG. 14 6385 - 191 Rev. H Fencing Details

All specified landscaping works shall be completed prior to any use of Unit 1 on site or the first planting season post-occupation (if occupation occurs outside of the planting season). Any trees or plants or grassed areas which, within a period of 5 years from the date of planting, die or are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size, species and quality unless the Local Planning Authority gives written consent to the variation.

38. All landscape planting works shall be inspected annually during the month of August, each year for the first 5 years after planting. The inspections shall record the health and condition of trees and plants planted and assess where trees and plants need to be replaced. This report shall be submitted to the Local Planning Authority, prior to the planting season commencing in each year and the details and specifications of replacement trees and plants to be planted in that coming planting season provided in writing. The replacement trees and plants shall then be planted in the period between the 1st December and 1st March and the Local Planning Authority informed when all re-planting works are completed.
39. All ongoing landscape management shall be in accordance with the details and specifications within the documents entitled:
  - Unit 1 Doc.8 Landscape and Ecology Management Plan (LEMP) Unit 1 Rev D
  - Unit 1 Doc 9a May 2020 Landscape Management Plan Unit 1
  - INFRA DOC. 2 Landscape & Ecology Management Plan - 169-03 Omega Zone 8 Issue 3
  - INFRA DOC. 3b Landscape Management Plan - INFRA also entitled The Landscape maintenance strategy - Omega Zone 8, St Helens, March 2020

## PLANNING COMMITTEE

submitted with this application and be associated with the landscape drawings submitted in Condition 36 and the requirements of any other conditions. A, review of the delivery of these management plans must be provided to the Local Planning Authority annually for a period of 10 years. The Council should be provided with contact details for the Management Company(s) appointed to implement the approved Management Plans prior to any occupation of Unit 1.

40. All tree work shall be to BS3998 (2010) with any woodland, tree and hedgerow removal being in accordance with the details submitted within the following plans:

- Amended Construction Environment Management Plan Unit 1: Doc 7 V5, Omega Zone 8, St Helens /TJ Morris Ltd dated April 2020 prepared by Quod on behalf of TJ Morris Ltd. Received on 13/08/2020
- Amended INFRA DOC. 1 Construction Environmental Management Plan - INFRA Parts 1 to 4. Received on 13/08/2020
- UNIT 1 DWG. 31 131504 Rev. B Head Wall Outfall and Tree Removal Plan
- Method Statement Drainage Outfall Statement Unit 1 Doc.12

Submitted with this application, with no felling taking place between the period 1st March to 1st September in accordance with the guidance in these submitted documents.

41. Temporary measures to provide physical protection of all trees, hedges and shrubs shown to be retained shall be in accordance with the tree protection plans in the document entitled 'Tree Protection Fencing Document No OPP Doc. 11.22q' submitted with this application:-

- Tree Protection Plan Drg No RSE\_3152\_TPPa V9;
- Tree Protection Plan Drg No RSE\_3152\_TPPb V9;
- Tree Protection Plan Drg No RSE\_3152\_TPPc V9; and
- Drainage Outfall Statement Unit 1 Doc.12

The provision of total exclusion zones must be achieved by the erection of protective fencing as specified in the submitted plans which should not be to a standard less than that specified in British Standard BS5837 (2012). The areas so defined shall be kept free of machinery, stored materials of all kinds and any form of ground disturbance not specifically catered for in the agreed measures, for the duration of site demolition and building works.

42. Arboricultural Supervision and provision of an Ecological Clerk of Works shall be as specified in the following approved documents:

- Amended Construction Environment Management Plan Unit 1: Doc 7 V5, Omega Zone 8, St Helens /TJ Morris Ltd dated April 2020 prepared by Quod on behalf of TJ Morris Ltd received on 13/08/2020; and
- Amended INFRA DOC. 1 Construction Environmental Management Plan - INFRA Parts 1 to 4 received on 13/08/2020

## PLANNING COMMITTEE

The Ecological Clerk of Works, Site Biodiversity Champion and Site Biodiversity Manager shall be deployed for the duration of the construction phase on site. A site meeting between the Site Manager(s), the Ecological Clerk of Works / Site Biodiversity Champion / Site Biodiversity Manager, the St. Helens Trees and Woodlands Officer and the Countryside Development and Woodlands Officer shall take place within 2 weeks of development commencing. The frequency of further meetings, and the reporting procedure to the Local Planning Authority, is to be agreed at the initial site meeting.

43. The drainage scheme for Unit 1 shall be implemented, retained and maintained in accordance with the following plans.
- OPP DOC. 8.1-4 Drainage Strategy Rev. 5
  - OPP DOC. 1.1 Flood Risk Assessment (Ref No. 70060349-FRA August 2020)
  - UNIT 1 DWG. 24 131504 Rev. F Surface Water Drainage Layout
  - UNIT 1 DWG. 25 131504 Rev. E Foul Drainage Layout Rev. D
  - UNIT 1 DWG. 26 131504 Rev. E Overland Flood Flow (Exceedance) Routing
  - UNIT 1 DWG. 29 131504-2230 Rev. C Western Pond Sections and Northern and Southern Swale Details
  - UNIT 1 DWG. 30 131504-PC-2231 Rev. A Ordinary Watercourse Diversion
  - UNIT 1 DWG. 31 131504 Rev. B Head Wall Outfall and Tree Removal Plan
  - UNIT 1 DWG. 32 131504 2110 Rev. B Watercourse Diversion Works General Arrangement
  - UNIT 1 DWG. 33 131504 Watercourse Diversion Works Long-sections
  - OPP DWG. 11 5969-Z8-GA-117 Drainage Maintenance Plan Rev. C
- No further section of Barrow Brook shall be removed than has been shown on the plans. No surface water will be permitted to drain directly or indirectly into the public sewer and any variation to the discharge of foul shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development.
44. The details of maintenance regimes and treatment of site boundaries and/or buffers around water bodies within the Construction Environmental Management Plan and Landscape Environmental Management Plan approved under C/2022/0020/CON shall be implemented. Any subsequent variations shall be agreed in writing by the Local Planning Authority.
45. The scheme providing details of management responsibilities for the undeveloped 8m buffer to Whittle Brook approved under C/2022/0020/CON shall be implemented. Any subsequent variations shall be agreed in writing with the Local Planning Authority, in which case the development shall be carried out in accordance with the amended scheme.
46. The development hereby approved shall be implemented in accordance with INFRA DOC. 4 Local Employment Scheme (Construction) and INFRA DOC. 5

## PLANNING COMMITTEE

Local Suppliers of Services and Goods During the Construction Phase. The Local Planning Authority shall be notified in writing when the local recruitment process begins and the measures taken as identified within the statement.

### Conditions for the Outline applications

47. All applications for reserved matters shall be made within three years of 11th November 2021 and development must be commenced before the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approve.
48. No development shall take place until details of the following reserved matters relevant to that phase have been submitted to and approved in writing by the Local Planning Authority:
  - a. Appearance
  - b. Landscaping
  - c. Scale and
  - d. Layout

The development shall be carried out in accordance with the reserved matters as approved.
49. Reserved matters applications for scale and appearance shall include full details of facing materials. The proposed facing materials shall be selected to minimise the visual bulk of the buildings and their effectiveness shall be demonstrated through a written justification and series of photomontages. The development shall be implemented in accordance with these details.
50. The sites levels shall be constructed in accordance with those shown on plans;
  - OPP DWG. 8 5969-Z8-EWK-100 Rev. B Outline Proposed Levels; and
  - OPP DWG. 9 5969-Z8-EWK-101 Rev. B Outline Proposed Sections

Any change in levels shall be shown on existing and proposed plans and submitted and agreed in writing with the Local Planning Authority. Only the approved details shall be implemented.
51. A Phasing Plan shall be submitted for approval with all reserved matters applications. The proposed development shall be implemented in accordance with the approved plan.
52. Reserved matters applications for layout shall take account of Whittle Brook prior to and after its diversion. Any layout shall demonstrate that there is no development within the 8 metre buffer either side of the bank top.
53. The gross external floor space area of any building in use class B8 or B2 (including any ancillary B1a offices) submitted with any reserved matters application shall not be less than 27,870 sq.m (300,000 sq.ft).



## PLANNING COMMITTEE

54. The overall total gross floorspace within the outline application site shall not exceed 123,930 sq.m (1,333,971 sq.ft). Each reserved matters application shall state the ground floor area dimensions and what element will be B8 and/or B2.
55. Reserved matters applications shall include a lighting strategy for that phase, which includes details of light columns, lighting specifications, a light spillage plan showing the LUX levels in relation to the closest nearby properties/highways and details of baffles if required. The lighting scheme shall be designed to maintain the amenity of neighbouring residents, ensure highway safety and protect ecology by preventing excessive light spill onto sensitive habitats. The development shall be implemented in accordance with the agreed details.
56. No development shall commence on any phase of the development or each reserved matters application until a Construction Environmental Management Plan (CEMP) for that phase/reserved matter has been submitted to and agreed in writing with the Local Planning Authority. The CEMP shall include but not be limited to:
  - Details of phasing;
  - A dust management plan which includes details of the proposed dust monitoring programme, both before and during construction, with proposed locations and duration of monitoring;
  - Details of how pre-commencement checks for vehicles and water voles will be undertaken;
  - Method statement for the protection of English Bluebells present within Duck Wood and/or elsewhere on site;
  - Reasonable Avoidance Measures for protected species including bats and breeding birds;
  - Method statement for the felling of trees;
  - Construction traffic routes, which shall include a primary traffic route;
  - The local and number of parking spaces for contractors;
  - Temporary roads/areas of hard-standing;
  - A schedule for large vehicles delivering/exporting materials to and from site;
  - A scheme of street sweeping/street cleansing;
  - Details of lighting which is designed to minimise impacts on residential amenity and ecology;
  - The identification of a minimum 8 metre; buffer zone from the west and southern boundary from in which no construction activity can take place;
  - A surface water management plan;
  - Contact details of the principal contractor;
  - Confirmation that the principles of Best Practicable Means for the control of noise and vibration will be employed, as defined within the Control of Pollution Act 1975; and
  - Confirmation that the good practice noise mitigation measures detailed within BS528-1: 2009+A1:2014 shall be employed.

## PLANNING COMMITTEE

The development shall be carried out in accordance with the agreed CEMP.

57. Construction work shall not take place outside the hours of 07.00-19.00 hours Monday to Friday, 07.00-14.00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority
58. No temporary power plant shall be used outside the permitted hours of construction unless in accordance with details which have been submitted to an approved in writing by the Local Planning Authority. Any such plant shall only be operated in accordance with the approved details.
59. Reserved Matters applications shall be in accordance with the Environmental Statement (January 2020), and Environmental Statement Addendum (August 2020), and the Updated Environmental Statement (February 2023), and the following parameter plans and details:
  - OPP DWG. 3.1 4150-05105-PL4 Parameters Plan 1: Outline and Detailed Application Boundaries
  - OPP DWG. 10 POE\_199\_011 Parameter Plan 3: Outline Landscape Rev E
  - The maximum ridge height of Units 2 and 3 shall not exceed 19 metres.
  - The maximum ridge height of Unit 4 shall not exceed 22m.
60. Prior to the commencement of each phase, or with any reserved matters application submission a Local Employment Scheme for the construction of that phase shall be submitted to and agreed in writing with the Local Planning Authority. The submitted Local Employment Scheme shall demonstrate how the development will use all reasonable endeavours to recruit at least 20% of labour from within the Borough of St Helens focusing on the most deprived Super Output Areas. The Scheme shall include the following:
  - a. Details of how the initial staff/employment opportunities at the development will be advertised and how liaison with the Council and other local bodies such as Ways to Work will take place in relation to maximising the access of the local workforce to information about employment opportunities;
  - b. Details of how sustainable training opportunities will be provided for those recruited to fulfil staff/employment requirements including the provision of apprenticeships or an agreed alternative;
  - c. A procedure setting out criteria for employment, and for matching of candidates to the vacancies;
  - d. Measures to be taken to offer and provide college and/or work placement opportunities at the development to students within the locality;
  - e. Details of the promotion of the Local Employment Scheme and liaison with contractors engaged in the construction of the development to ensure that they also apply the Local Employment Scheme so far as practicable having due regard to the need and availability for specialist skills and trades and the programme for constructing the development;
  - f. A commitment that the construction phase of the development will be undertaken in accordance with the Unite Construction Charter;
  - g. A procedure for monitoring the Local Employment Scheme and reporting the results of such monitoring to St Helens Borough Council including

## PLANNING COMMITTEE

details of the origins qualifications numbers and other details of candidates; and

- h. A timetable for the implementation of the Local Employment Scheme.

The development shall be implemented in accordance with the approved scheme.

61. No development shall take place in a phase until a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance and LLFA Guidance, and with evidence of an assessment of the site conditions, has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and LLFA Guidance. This will include the need for a full drainage strategy, flood modelling and detailed construction level drawings for all surface water aspects, in line with the Drainage strategy (OPP DOC. 8.1 Drainage Strategy Rev. 5) supplied in application P/2020/0061/HYBR. The agreed scheme shall be implemented before the first use of any building hereby permitted in that phase and managed/maintained as agreed thereafter.
62. The scheme for the provision and management of an 8 metre wide buffer zone alongside the Whittle Brook watercourse approved under C/2022/0017/CON shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the Local Planning Authority, in which case the development shall be carried out in accordance with the amended scheme.
63. No development shall take place in the relevant phase (in accordance with the Phasing Plan secured by Condition 51) until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, for that phase has been submitted to, and approved in writing by, the Local Planning Authority. The landscape and ecological management plan for that phase shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

The scheme shall include the following elements (where relevant to a particular phase):

- details of maintenance regimes;
- details of any new habitat created on-site;
- details of treatment of site boundaries and/or buffers around water bodies;
- details of management responsibilities;
- Whittle Brook channel long section showing existing and proposed bed levels (this should indicate change in channel length and associated gradient. Any change should be assessed with regard to hydromorphology and biological quality elements in the WFD assessment);
- indicative channel cross-sections to represent all design proposals (i.e. 2-stage channel, inset berms and any changes at proposed meanders); and

## PLANNING COMMITTEE

- geomorphology surveys to inform detailed design proposal to be provided to the Environment Agency, including data on the reference reach.
64. Prior to the commencement of each phase of the development, or reserved matters application a Scheme to promote the use of local suppliers of goods and services during the construction of that phase shall be submitted to and agreed in writing with the Local Planning Authority. A procedure for monitoring the local suppliers of goods and reporting the results of such monitoring to St Helens Borough Council including details of the origins qualifications numbers and other details of candidates shall be supplied to the St Helens Borough Council. The development shall be implemented in accordance with the agreed Scheme.
65. Prior to the commencement of development on each phase, or with the submission of a reserved matters application the developer shall submit a Piling Method Statement, to be approved by the Local Planning Authority. The piling work shall be undertaken in accordance with the approved method statement: The method statement shall include the following details:
- Details of the method of piling;
  - Days / hours of work;
  - Duration of the pile driving operations (expected starting date and completion date);
  - Prior notification to the occupiers of potentially affected properties; and
  - Details of the responsible person (e.g. site manager / office) who could be contacted in the event of complaint.
66. Prior to the commencement of any B2 and B8 use hereby permitted on any individual plot, the operator shall submit a scheme to the LPA detailing any sources of vibration which may be detectable at other nearby premises. The scheme shall detail any mitigation measures proposed to minimise such vibration to levels that will not cause alarm or distress at neighbouring premises in accordance with British Standards. Once approved in writing by the Local Planning Authority, all agreed mitigation measures shall be implemented prior to the commencement of use.
67. Prior to the first use of any building, a Local Employment Scheme for the operational phase of that building shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted Local Employment Scheme shall demonstrate how the development will use all reasonable endeavours to recruit at least 20% of labour from within the Borough of St Helens, focusing on the most deprived Super Output Areas. The Scheme shall include the following:
- a. Details of how the initial staff/employment opportunities at the development will be advertised and how liaison with the Council and other local bodies such as St Helens Chamber and Ways to Work, will take place in relation to maximising the access of the local workforce to information about employment opportunities;

## PLANNING COMMITTEE

- b. Details of how sustainable training opportunities will be provided for those recruited to fulfil staff/employment requirements including the provision of apprenticeships;
- c. A procedure setting out criteria for employment, and for matching of candidates to the vacancies;
- d. Measures to be taken to offer and provide college and/or work placement opportunities at the Development to students within the locality;
- e. A procedure for monitoring the Local Employment Scheme and reporting the results of such monitoring to the St Helens Borough Council including details of the origins qualifications numbers and other details of candidates; and
- f. A timetable for the implementation of the Local Employment Scheme.

The development shall be implemented in accordance with the approved Scheme.

68. Prior to the commencement of development within zone 4 as shown on plan ref: LA100018360 2020, a Phase 2 site investigation and assessment shall be undertaken in accordance with the recommendations of the submitted Phase 1 Geo-environmental Assessment (WSP, ref 11158(002), May 2019). The results of the site investigation and assessment shall be submitted to and agreed in writing with the Local Planning Authority. Should the Phase 2 investigation identify any requirements for remediation then a remedial strategy, including a validation methodology, shall be submitted to and agreed in writing with the Local Planning Authority. The remedial strategy shall include a methodology and verification plan for the decommissioning of any deep boreholes.

All such reports shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).

69. Prior to occupation/ commencement of use of any phase of the development within zone 4 as shown on plan ref: LA100018360 2020, the agreed remedial strategy (if required) will have been implemented, and a site validation/ completion report for each building within that phase shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the site validation/ completion report shall include, but will not necessarily be limited to:

- (i) full details of all remediation works undertaken;
- (ii) validation (in accordance with the validation methodology detailed within the agreed remedial strategy) of the adequacy of the remediation;
- (iii) sampling, testing and assessment of the suitability of any imported or site won soils;
- (iv) the fate of any excavated material removed from site; and
- (v) verification of the successful decommissioning of boreholes.

## PLANNING COMMITTEE

The site validation/ completion report(s) shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).

70. Prior to the first use of each phase or reserved matters, the unit hereby approved, an Operational Noise Management Strategy for each individual unit shall be submitted to and agreed in writing with the Local Planning Authority. The agreed Strategy shall be implemented thereafter.
71. Prior to the occupation of any unit, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and agreed in writing with the Local Planning Authority. The sustainable drainage management and maintenance plan shall include as a minimum:
- identification of the responsible/adopting authority / undertaker / management company; and
  - the inspection and ongoing maintenance regime throughout its lifetime.

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

72. Any reserved matters application shall include an up-to-date Arboricultural Impact Assessment, with Tree Constraints Plan and Tree Protection Plan with the temporary measures to provide physical protection of all trees, hedges and shrubs shown to be retained (which shall retain, as a minimum the areas illustrated as "Existing Woodland / Trees / Vegetation to be retained and protected" in the plan entitled "Parameters Plan 3 Outline Landscape (OPP Planning) Drawing No. POE\_199\_011" submitted with this application). This information must detail tree protection measures which will be put in place to not only protect the existing retained trees, hedges and woodlands but also any new tree planting and landscaping delivered as part of any development on site. All tree protection measures shall be to at least BS 5837 (2012) standard. Method statements shall also be included, particularly where there are impacts to root protection areas and ground protection or special 'no dig' surfacing is required. All measures shall be in place prior to any demolition or development taking place on site. The provision of total exclusion zones so defined shall be kept free of machinery, stored materials of all kinds and any form of ground disturbance not specifically catered for in the agreed measures, for the duration of all site and building works (including works that may be carried out within the adjacent outline area of the site).
73. Any reserved matters application shall include an Arborist Clerk of Works Method Statement and Ecological Clerk Works Method Statement. These Statements must include details of the Site Biodiversity Champion. All tree work and hedgerow removal specified in these documents shall be to BS3998 (2010), with no felling taking place between the period 1st March to 31st August, unless otherwise clearly specified methodologies for Arboricultural and ecological supervision and inspection aimed at avoiding disturbance to breeding birds and protected species are detailed within these documents.

## PLANNING COMMITTEE

All tree work must be supervised by the Arboricultural Supervisor for the site. The contact details for the Arboricultural Supervisor / Ecological Clerk of Works and Site Biodiversity Champion, along with the dates of an initial site meeting between Site Managers, Site Biodiversity Champion, the St. Helens Trees and Woodlands Officer and the Countryside Development and Woodlands Officer shall be provided prior to commencement of development. The frequency of further meetings, and the reporting procedure to the Local Planning Authority, is to be agreed at the initial site meeting.

74. Any reserved matters application for landscaping shall provide fully specified landscape plans. All plans shall be in accordance with the species recommendations, principles and standards detailed in the document "Omega Zone 8: Landscape Strategy December 2019 (Rev C 05.08.20)", "Landscape Strategy: Omega Zone 8 (OPP Dwg 5) Drawing No. POE\_199\_001 Dated 12/19 Revision H and the "Parameters Plan 3 Outline Landscape (OPP Planning) Drawing No. POE\_199\_011 Dated 04/20 Revision A", OPP DWG. 12 5969-Z8-SK-015 Rev. D Parameter Plan 4: Watercourse Diversion and OPP DWG.13 5969-Z8-SK-09 Rev. D Watercourses Diversion Route and Sections, submitted with this application.

In addition, all plans shall provide the following supporting information:

- detailed designs and planting specifications, including cross sections, for all water bodies, including river diversions, being created on site;
- the removal of rhododendron and under planting of existing retained woodlands using appropriate native woodland species;
- specifications for all other soft and hard landscape details for 'ecological' areas as well as within the developed areas of the site;
- the design and specification of any paths and tracks to be constructed, which shall provide a route that is surfaced and at least 1.5 metres in width, preferably using a bound recycled stone surface e.g Hoppath and incorporate "Access for All" principles e.g. maximum gradients of 1 in 20 (1:12 for short sections);
- a timescale for the delivery of landscaping, which must be completed prior to use of the development unless otherwise first agreed in writing with the Local Planning Authority; and a detailed maintenance programme and schedule for all landscaping completed on site.

All specified landscaping works shall be completed prior to any use of any buildings on site or the first planting season post-occupation (if occupation occurs outside of the planting season) unless otherwise first agreed in writing with the Local Planning Authority. Any trees, shrubs and plants and meadow areas planted / sown, which within a period of 5 years from the date of planting / sowing die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size, species and quality unless the Local Planning Authority gives written consent to the variation.

75. All landscape planting works shall be inspected annually during the month of August, each year for the first 5 years after planting. The inspections shall

## PLANNING COMMITTEE

record the health and condition of trees and plants planted and assess where trees and plants need to be replaced. This report shall be submitted to the Local Planning Authority, prior to the planting season commencing in each year and the details and specifications of replacement trees and plants to be planted in that coming planting season provided in writing. The replacement trees and plants shall then be planted in the period between the 1 December and 1 March and the Local Planning Authority informed when all replanting works are completed.

76. Any reserved matters application shall include a detailed Ecological and Landscape Management Plans updated for areas that are illustrated as being retained and created in the plan entitled ""Parameters Plan 3 Outline Landscape (OPP Planning) Drawing No. POE\_199\_011" submitted with this application and separately for the developed areas within the rest of the site. The plans shall:
- o Include detailed maintenance and management schedules / programmes for the landscape areas illustrated as being retained and created within the "Parameters Plan 3 Outline Landscape (OPP Planning) Drawing No. POE\_199\_011" submitted with this application.
    - Use the principles identified within the documents "Omega Zone 8: Landscape Strategy December 2019 (Rev C 05.08.20) and Omega Zone 8: Landscape Maintenance Strategy March 2020 Rev D Issued 05.08.20.
    - Include the management of ponds, wetlands and rivers / streams being created on site.
    - Provide methodologies for the control of invasive species such as Himalayan balsam and rhododendron.
    - Provide details of nest box specification and locations for bird and bat species on site, which shall include provision of barn owl boxes.
- Progress, review and delivery of the management plans must be provided to the Local Planning Authority annually. The Council should be provided with contact details for the Management Company(s) appointed to implement these management plans prior to any use of any buildings onsite. Only the approved details shall be implemented.
77. The removal and eradication of invasive species on the outline elements of the application site, as identified on plan ref:4150-05105-PL4 shall be carried out in accordance with the submitted method statement entitled 'Himalayan Balsam Control Method Statement, The Ecology Practice, 6 July 2020.
78. Reserved matters applications shall be supported by updated bat surveys.
79. The bat mitigation measures as set out within page 30 of the 'Environmental Statement Vol.1 Chapter 'Biodiversity' OPP DOC 11.9' and the 'Woodland, Tree and hedgerow clearance method statement' within Appendix F of Unit 1 Doc 0.7 Construction Environmental Management Plan (Detailed Application Area) (as amended and received on 07/08/2020), which includes pre-commencement checks and the use of soft felling techniques following best practice at an appropriate time of year, are to be implemented in full.



## PLANNING COMMITTEE

80. Notwithstanding 'INFRA DWG. 12 16903-11ES Rev. C Bat Box Proposals'; reserved matters applications shall provide details of bat boxes within the boundary of the outline element of this application (as shown on plan ref:4150-05105-PL4). The details shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall be shown on a scaled plan and include the quantity, type, location and timing of installation. The approved details shall be implemented.
81. Should two years elapse from the date of the water vole survey (Amended Appendix 9.13 Water Vole survey, dated June 2020), submitted with the application then updated water vole surveys will be required to be carried out for any reserved matters application and the details and findings submitted to and agreed in writing with the Local Planning Authority.
82. No grassland clearance or tree or hedgerow felling, lopping or pruning shall take place between 1st March and 31st August, unless a survey for breeding birds together with a scheme of necessary mitigation and protection measures, undertaken by a suitably qualified person, has been submitted to and approved in writing by the Local Planning Authority. Should grassland clearance, tree or hedgerow felling, lopping or pruning take place between the dates stated above, any agreed mitigation and protection measures shall be implemented and retained throughout the period.
83. Prior to the installation of the SUDS attenuation ponds, details of how the SUDS ponds will be designed to benefit nature conservation shall be submitted to and agreed in writing with the Local Planning Authority. The details shall include profile plans and planting plans. Only the approved details shall be implemented.
84. Notwithstanding the requirements of Conditions 62 and 63, the development shall be carried out in accordance with the submitted Flood Risk Assessment (ref: August 2020/70060349-FRA/WSP) and the following mitigation measures it details:
  - o Diversion of Whittle Brook design to include increased capacity within the watercourse to reduce the flood risk currently affecting the proposed development site;
  - o Surface water discharge from the site to be limited to 5.8 l/s/ha with 15,495 cubic metres of attenuation provided to cater up to the 100-year climate change rainfall event affecting the site; and
  - o Raised finished floor levels - 0.3m above the 100-year climate change level for the on-site drainage system & 0.15m above proposed surrounding ground level.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

## PLANNING COMMITTEE

The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

85. Access into the site shall be delivered in accordance with the general arrangements shown on Plan UNIT 1 DWG. 1 6385 - 181 Rev. G Proposed Site Layout Plan and shall be provided prior to the first use of any building hereby permitted.
86. The roads shall be maintained in accordance with the management and maintenance details outlined in Infra Doc.6 Highways Management & Maintenance of Omega Roadways Document (July 2020) until such times as a private management and maintenance company has been established or until such time as an agreement has been entered into under the Highways Act 1980.
87. The development shall provide internal connected pedestrian/cycle links north to the M62 overbridge of PRoW 102, east to Catalina Approach and east to Omega Boulevard/Orion Boulevard to the principles of Chetwoods Drawing No.4150-05100- SK15 Indicative Masterplan. The Omega Boulevard/Orion Boulevard link (which is intended to double as an emergency access route) shall be operational prior to the opening of the first unit within the outline area of the site unless otherwise agreed in writing with the Local Planning Authority.
88. Within 6 months of a building being occupied, a Travel Plan for that building shall be submitted to and approved in writing by the Council as Local Planning Authority. The plan shall include immediate, continuing and long-term measures to promote and encourage alternative modes of transport to the single-occupancy car. For the avoidance of doubt, the Travel Plan shall include but not be limited to:
  - Operational details of a shuttle bus service;
  - Involvement of employees;
  - Information on existing transport policies, services and facilities, travel behaviour and attitudes;
  - Updated information on access by all modes of transport;
  - Resource allocation including Travel Plan Co-ordinator and budget;
  - A parking management strategy;
  - A marketing and communications strategy;
  - An action plan including a timetable for the implementation of each such element of the above; and
  - Mechanisms for monitoring, reviewing and implementing the Travel Plan.
89. The approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied and in use. An annual report shall be submitted to the Local Planning Authority no later than 1 month following the anniversary of the first occupation of the development for a period of 5 years. The annual report shall include a review of the Travel Plan measures, monitoring data and an updated action plan.

## PLANNING COMMITTEE

90. Reserved Matters applications shall include precise details of car, motorbike and cycle parking. The details shall include a justification for the level of spaces proposed, a layout plan, details of surfacing and any facilities such as lockers, showers etc. The parking provision should include 1 priority parking space (each equipped with 1 electric vehicle charge point) per 30 parking spaces. These spaces shall be provided prior to the first use of the building approved under that reserved matters application and retained as such thereafter.
91. Reserved matters applications shall include provision for overnight lorry accommodation and shall include evidence to demonstrate that the level of provision is adequate for that phase of the development. The development shall be implemented in accordance with the agreed details and those areas shall be retained as such thereafter.
92. No additional external plant or equipment shall be permitted nor shall any additional openings be formed in the elevations or roof of the units hereby permitted which directly ventilate the building or which discharge from any internal plant or equipment, without the prior written permission of the Local Planning Authority. Only the approved details shall be implemented.
93. The rating level of noise emitted from the fixed plant and equipment serving units shall not exceed those quoted in Table 7.7-4 "Fixed plant and equipment noise limits" of Appendix 7.7 Industrial/Commercial Noise Assessment - Environmental Statement Vol 2 - OPP DOC. 11.20 carried out by WSP dated Dec 2019 at the specific receptors identified . Any assessment to determine compliance with the quoted levels shall be made in accordance with the method provided in BS4142:2014 + A1:2019 "Methods for rating as assessing industrial and commercial sound" and shall be carried out by a suitably qualified acoustic consultant/competent person.
94. Operational noise from the development shall not exceed the levels quoted in Appendix 7.7 "Industrial and Commercial Noise Assessment" Environmental Statement Vol 2 - OPP DOC.11.20 - carried out by WSP dated Dec 2019. Any assessment to determine compliance with the quoted levels shall be made in accordance with the method provided in BS4142:2014 + A1:2019 "Methods for rating as assessing industrial and commercial sound" and shall be carried out by a suitably qualified acoustic consultant/competent person.
95. As part of any phase or reserved matters application an updated Noise and Vibration Assessment shall be submitted which builds on the findings of those presented in in Updated Environmental Statement in Chapter 7 (Noise and Vibration) Document No. OPP DOC.11.7 dated March 2022. The updated assessment shall seek to minimise noise emanating from the development and detail any mitigation required.
96. All floor floating operations shall be undertaken using best practicable means to reduce the impact of noise and vibration on neighbouring sensitive properties. In addition, prior to the commencement of any floor floating activities, the developer shall submit a written method statement, to be approved by the Local

## PLANNING COMMITTEE

Planning Authority prior to the commencement of floor floating activities. The floor floating work shall be undertaken in accordance with the approved method statement:

The method statement shall include the following details:

- Details of the method of floor floating;
- Days / hours of work;
- Duration of the floor floating operations (expected starting date and completion date);
- Prior notification to the occupiers of potentially affected properties; and
- Details of the responsible person (e.g. site manager / office) who could be contacted in the event of complaint

97. As part of any reserved matters application, full details of the acoustic noise barriers for any units shall be submitted to and agreed in writing with the Local Planning Authority. It should be based on the details identified in the Updated Environmental Statement in Chapter 7 (Noise and Vibration) Document No. OPP DOC.11.7 dated March 2022 carried out by WSP. The barriers shall be installed in accordance with a scheme/specification which has been submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented before the first use of the relevant unit and retained thereafter. Any timber/acoustic fencing used in the boundary treatment shall be treated to give a minimum design service life of at least 15 years.
98. Unit 2 (as shown indicatively on the Phasing Plan Ref: 5138-CA-00-00-DR-A-00056) shall be implemented in accordance with the following details (approved under the reserved matters application reference P/2022/0091/RES, and condition discharge application reference C/2022/0014/CON and C/2022/0017/CON), unless otherwise agreed in writing with the Local Planning Authority:
- Plan ref: 5105-CA-02-00-DR-A-00050 PL5 Site Location Plan
  - Plan ref: 5105-CA-02-00-DR-A-00051 PL9 Proposed Site Plan
  - Plan ref: 5105-CA-02-00-DR-A-00055 PL4 Land Ownership Plan
  - Plan ref: 5105-CA-02-GF-DR-A-00100 PL2 Unit 2 Building Plan
  - Plan ref: 5105-CA-02-ZZ-DR-A-00200 PL6 Proposed elevations
  - Plan ref: 5105-CA-02-ZZ-DR-A-00101 PL3 Office Layout
  - Plan ref: 5105-CA-02-RL-DR-A-00102 PL4 Roof Plan
  - Plan ref: 5105-CA-02-ZZ-DR-A-00150 PL4 Building Sections
  - Plan ref: 5105-CA-02-00-DR-A-00900 PL3 Gatehouse
  - Plan ref: 5105-CA-02-00-DR-A-00354 PL6 Smoking Shelter
  - Plan ref: 5105-CA-02-00-DR-A-00351 PL6 Bicycle Shelter Details
  - Plan ref: 5105-CA-02-00-DR-A-00300 PL7 Fencing Detail
  - Plan ref: 5105-CA-02-00-DR-A-00901 PL5 Sub-station Details
  - Plan ref: 5105-CA-02-00-DR-A-00902 PL5 Gas Governor
  - Plan ref: 5105-CA-02-00-DR-A-00903 PL3 Sprinkler Tank and Pump House
  - Plan ref: 5105-CA-02-00-DR-A-00250 PL8 External Ground Finishes

## PLANNING COMMITTEE

- Plan ref: 8605-WSP-U2-XX-DR-C-00101 P05 Contour Plan Proposed Levels
- Omega West Phase 2, Unit 2 Proposed Site Sections 8605-WSP-U2-XX-DR-C00102 P05
- Plan ref: 5105-CA-02-00-DR-A-00056 PL5 Phasing Plan
- Plan ref: 8605-WSP-U2-XX-DR-C-00508 P05 Extent of Buffer Zone Plan
- Plan ref: 8605-WSP-U2-XX-DR-C-00509 P04 Unit 2 Whittle Brook 8m Buffer Zone Proposed Works
- Plan ref: 5105-CA-02-00-DR-A-00350 PL6 Car Parking Details
- Plan ref: 5105-CA-02-00-DR-A-00352 PL6 Motorcycle shelter details
- Plan ref: G3772-DSSR-EXT-XX-SK-MEP-50401 P1 Site Plan External Plant Sketch
- Plan ref: 8605-WSP-U2-XX-DR-C-00101 P05 Omega West Phase 2, Unit 2 Contour Site Plan
- Construction Environmental Management Plan (CEMP) Rev B
- Plan ref: 5105-CA-02-00-DR-A-00904 PL1 HV Switch Enclosure

### Highways

- Plan ref: 8605-WSP-S38-XX-DR-C-00100 P04 Highway Works General Arrangement
- HGV Management Plan Unit 2 dated June 2022 and received on 27/06/2022

### Drainage

- Plan ref: 8605-WSP-U2-XX-DR-C-00502 P01 Unit 2 Foul Drainage Manhole Schedule
- Plan ref: 8605-WSP-U2-XX-DR-C-00500 P04 Foul Water Drainage Layout
- Plan ref: 8605-WSP-U2-XX-DR-C-00504 P04 Overland Flood Flow routing
- Plan ref: Omega West Unit 2 Drainage Strategy Report (December 2021) V4
- Plan ref: 8605-WSP-U2-XX-DR-C-00501 P04 Unit 2 Surface Water Drainage Layout
- Plan ref: 8605-WSP-U2-XX-DR-C-00503 P02 Omega West Phase 2, Unit 2 Surface Water Manhole Schedule
- Plan ref: 8605-WSP-U2-XX-DR-C-00505 P04 Unit 2 Basin Plan
- Plan ref: 8605-WSP-U2-XX-DR-C-00506 P01 Unit 2 Basin Sections
- Plan ref: 8605-WSP-U2-XX-DR-C-00517 P02 Omega West Phase 2, Unit 2, Basin Sections
- Plan ref: 8605-WSP-U2-XX-DR-C-00510 P02 Unit 2 Pumping Station Compound General Arrangement
- Plan ref: 8605-WSP-U2-XX-DR-C-00511 P01 Omega West Phase 2, Unit 2 Pumping Station Compound Standard Details
- Plan ref: 8605-WSP-U2-XX-DR-C-00512 P01 Omega West Phase 2, Unit 2 Surface Water Pumping Station Inlet Chamber General Arrangement
- Plan ref: 8605-WSP-U2-XX-DR-C-00513 P01 Omega West Phase 2, Unit 2 Surface Water Pumping Station Wet Well General Arrangement
- Plan ref: 8605-WSP-U2-XX-DR-C-00514 P01 Surface water pumping station valve

## PLANNING COMMITTEE

- Water Framework Directive Assessment May 2022 WFD-R1
- Management & Maintenance of Omega Sustainable Drainage 14/06/2022
- Lighting Plan ref: CC4837 01 10m SJES Tubular column rooted & flange plated c /w various bracket arrangements
- Plan ref: D44749/AE/A Lighting Plan
- Plan ref: G3772-DSSR-EXT-XX-DR-MEP-63001 P2 Site Plan External Lighting Layout
- Plan ref: KL 3176 Rev F Lighting Column
- Kingfisher Lighting Semita Urban Datasheet (2021)
- Kingfisher Lighting Viva-City Flood Datasheet (2021)
- Kingfisher Lighting Viva-City Pro Datasheet (2021)
- Kingfisher Lighting Zactis Datasheet (2021)

### Tree Protection and Ecology Plans

- Arboricultural Implication Assessment and Method Statement (November 2021)
- Arboricultural Plans October 2021 Rev A
- Ecological Clerk of Works Method Statement Ref 16908-02ECW\_A January 2022
- Plan ref: POE\_255\_002 Rev A Unit 2 Planting Plan
- Plan ref: POE\_255\_004 Rev A Indicative Planting Details
- Plan ref: POE\_255\_001 Rev F Landscape General Arrangement Plan
- Plan ref: POE\_255\_009 Rev B Landscape Context Plan
- Detailed Landscape and Ecological Management Plan Rev C 16908-01
- Landscape Management Strategy November 2021 V3
- Himalayan Balsam Control Method Statement 16903-HBMS\_FINAL
- Pond Removal Methodology 16908-02CP\_B
- CEMP: Biodiversity (January 2022) 16908-01CP\_B
- Woodland, Tree & Hedgerow Clearance Method Statement 16908-03CP\_A
- Plan ref: POE\_255\_003 C Soil Strategy Plan
- Plan ref: POE\_255\_005 A Indicative Cross Sections (Sheet 1 of 2)
- Plan ref: POE\_255\_006 A Indicative Cross Sections (Sheet 2 of 2)
- Plan ref: POE\_255\_007 E Infrastructure Works
- Plan ref: 16908-01RM\_A Rev B Bird & Bat Box locations
- Plan ref: 8605-WSP-U2-XX-DR-C-00520 P02 Whittle Brook 8m Buffer Zone Sections through Watercourse

99. Unit 2, hereby shown on the plans identified in Condition 1, falls within Use Class B8. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, and any Order revoking or re-enacting that order, no change of use shall take place within Unit 2, as identified on the plans in condition 1. The unit shall remain Use Class B8 with ancillary offices, unless planning permission is sought from and granted by the Local Planning Authority.

## PLANNING COMMITTEE

100. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class I and P, Part 7, Class H or any Order revoking or re-enacting that Order, no further development shall take place within the curtilage of Unit 2, as identified on the plans within Condition 1, unless planning permission is sought from and granted by the Local Planning Authority.
101. Prior to the first occupation of Unit 2, the internal highway infrastructure and areas indicated on the approved plans to be set aside for parking and servicing shall be surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown in condition 1. The parking and servicing areas shall be retained as such thereafter and shall not be used in a manner that prevents the parking of vehicles.
102. The development shall be carried out in-accordance with the approved Construction Environmental Management Plan listed as condition no.56 under C/2022/0014.
103. The surface water drainage scheme shall be implemented in-accordance with the details approved under condition no.61 under C/2022/0014. The approved scheme shall be implemented before the first use of any building hereby permitted in that phase and managed/maintained as agreed thereafter.
104. The Landscape and Ecological Management Plan shall be implemented in-accordance with the details approved under condition no.63 under C/2022/0014. Any subsequent variations shall be agreed in writing by the Local Planning Authority and subsequently implemented.
105. The Site Investigation and remediation strategy shall be implemented in-accordance with the details approved under condition no.68 under C/2022/0014.
106. The drainage management and maintenance plan shall be implemented in-accordance with the details approved under condition no.71 under C/2022/0014.
107. The Suds attenuation ponds shall be implemented in-accordance with the details approved under condition no.83 under C/2022/0014.
108. The floor floating operations shall be implemented in-accordance with the details approved under condition 96 under C/2022/0014.
109. The Local Employment Scheme for the construction of this phase shall be implemented in-accordance with the details approved under condition 60 under C/2022/0014. The procedure for monitoring the Local Employment Scheme and reporting the results of such monitoring to St Helens Borough Council shall be complied with.
110. The Scheme to promote the use of local suppliers of goods and services during the construction of this phase shall be implemented in-accordance with the details approved under condition 64 under C/2022/0014. The procedure for

## PLANNING COMMITTEE

monitoring the Local Employment Scheme and reporting the results of such monitoring to St Helens Borough Council shall be complied with.

111. Unit 3 (as shown indicatively on the Phasing Plan Ref: 5138-CA-00-00-DR-A-00056) shall be implemented in accordance with the following details (approved under the reserved matters application reference P/2022/0202/RES and condition discharge reference C/2022/0035/CON), unless otherwise agreed in writing with the Local Planning Authority:

- Plan ref: 5138-CA-00-00-DR-A-00050 PL5 Site Location Plan
- Plan ref: 5138-CA-00-00-DR-A-00051 PL7 Site Layout Plan
- Plan ref: 5138-CA-00-00-DR-A-00052 PL7 Contextual Site Plan
- Plan ref: 5138-CA-00-00-DR-A-00100 PL5 Unit 3 Building Plan
- Plan ref: 5138-CA-00-XX-DR-A-00200 PL7 Proposed elevations
- Plan ref: 5138-CA-00-00-DR-A-00105 PL5 Hub Office 1 (West) GA Plans
- Plan ref: 5138-CA-00-00-DR-A-00106 PL5 Hub Office 2 (East) GA Plans
- Plan ref: 5138-CA-00-01-DR-A-00102 PL4 Main Office First Floor GA Plan
- Plan ref: 5138-CA-00-02-DR-A-00103 PL4 Main Office Second Floor GA Plan
- Plan ref: 5138-CA-00-ZZ-DR-A-00101 PL5 Main officer Ground Floor Plan
- Plan ref: 5138-CA-00-00-DR-A-00110 PL5 Vehicle Maintenance Unit
- Plan ref: 5138-CA-00-00-DR-A-00115 PL5 Roof Plan
- Plan ref: 5138-CA-00-00-DR-A-00150 PL5 Building Sections
- Plan ref: 5138-CA-00-00-DR-A-00900 PL2 Gatehouse
- Plan ref: 5138-CA-00-00-DR-A-00351 PL2 Bicycle Shelter
- Plan ref: 5138-CA-00-00-DR-A-00300 PL6 Fencing Detail
- Plan ref: 5105-CA-02-00-DR-A-00901 PL3 Sub-station Details
- Plan ref: 5138-CA-00-00-DR-A-00902 PL3 Gas Governor
- Plan ref: 5138-CA-00-ZZ-DR-A-00354 PL1 Chill Plant GA Plans
- Plan ref: 5138-CA-00-ZZ-DR-A-00904 PL3 Sprinkler Tanks and Pump House
- Plan ref: 5138-CA-00-00-DR-A-00250 PL6 External Finishes
- Plan ref: 5138-CA-00-00-DR-A-00056 PL4 Phasing Plan
- Plan ref: 5138-CA-00-ZZ-DR-A-00350 PL3 Car Parking Details
- Plan ref: 5138-CA-00-00-DR-A-00352 PL2 Motor cycle shelter details
- Construction Environmental Management Plan (CEMP) Rev C
- Plan ref: 8605-WSP-U3-XX-DR-C-00102 P01 Unit 3 Proposed Site Sections
- Plan ref: 5138-CA-00-00-DR-A-00903 PL3 HV Switch Enclosure

### Highways

- Plan ref: 8605-WSP-S38-U3-DR-C-00500 P04 Highway Works General Arrangement
- Unit 3 HGV Management Plan dated June 2022 and received on 27/06/2022

### Drainage

- Water Framework Directive Assessment May 2022
- Omega West Phase 3, Unit 3, Drainage Strategy Report Plan ref:8605/003
- Plan ref: 8605-WSP-U3-XX-DR-C-00520 P01 Sections through watercourse



## PLANNING COMMITTEE

- Plan ref: 8605-WSP-U3-XX-DR-C-00517 P01 Omega West Phase 3, Unit 3 Basin Sections
- Plan ref: 8605-WSP-U3-XX-DR-C-00514 P01 Omega West Phase 3, Unit 3, Surface Water Pumping Station Valve Chamber General Arrangement
- Plan ref: 8605-WSP-U3-XX-DR-C-00513 P01 Unit 3 Surface Water Pumping Station Wet Well General Arrangement
- Plan ref: 8605-WSP-U3-XX-DR-C-00512 P01 Unit 3 Surface Water Pumping Station Inlet Chamber General Arrangement
- Plan ref: 8605-WSP-U3-XX-DR-C-00511 P01 Unit 3 Pumping Station Compound Standard Details
- Plan ref: 8605-WSP-U3-XX-DR-C-00510 P02 Unit 3 Pumping Station Compound General Arrangement
- Plan ref: 8605-WSP-U3-XX-DR-C-00509 P01 Unit 3 Whittle Brook 8m Buffer Zone Proposed Works
- Plan ref: 8605-WSP-U3-XX-DR-C-00508 P02 Unit 3 Whittle Brook 8m Buffer Zone Extent
- Plan ref: 8605-WSP-U3-XX-DR-C-00507 P01 Unit 3 Basin Head Wall Details
- Plan ref: 8605-WSP-U3-XX-DR-C-00506 P01 Unit 3 Basin Sections
- Plan ref: 8605-WSP-U3-XX-DR-C-00505 P02 Unit 3 Basin Plan
- Plan ref: 8605-WSP-U3-XX-DR-C-00504 P02 , Unit 3 Overland Flood Flow Exceedance Routing
- Plan ref: 8605-WSP-U3-XX-DR-C-00503 P01 Unit 3 Surface Water Manhole Schedule
- Plan ref: 8605-WSP-U3-XX-DR-C-00502 P01 Unit 3 Foul Drainage Manhole Schedule
- Plan ref: 8605-WSP-U3-XX-DR-C-00501 P02 Unit 3 Surface Water Drainage Layout
- Plan ref: 8605-WSP-U3-XX-DR-C-00500 P02 Unit 3 Foul Drainage Layout

### Lighting

- External lighting Strategy March 2022
- Kingfisher Lighting\_Viva-City Flood
- Kingfisher Lighting\_Viva-City
- Kingfisher Lighting\_Zactis
- KL 3176F F Column 8CT89
- 10m SJES Tubular Column Rooted & Flange Plated C/W Various Bracket Arrangement ref:CC4837 01

### Tree Protection and Ecology Plans

- Arboricultural Implication Assessment and Method Statement March 2022 and Tree
- Protection Plans
- Ecological Clerk of Works Method Statement March 2022 V2
- Plan ref: POE\_255\_011 Rev A 1 Planting Plan
- Plan ref: POE\_255\_013 Indicative Planting Details

## PLANNING COMMITTEE

- Plan ref: POE\_255\_010 Rev A Landscape General Arrangement Plan
  - Detailed Landscape and Ecological Management Plan Rev A V2 received on 28/06/2022
  - Landscape Management Strategy February 2022 Rev A
  - Himalayan Balsam Control Method Statement July 2020
  - Plan ref: 16908-01BB\_A Rev A Bird and Bat Box locations
  - Pond Removal Methodology
  - CEMP: Biodiversity (February 2022)
  - Plan ref: POE\_255\_008 Rev C Soft Landscape Infrastructure Works
  - Plan ref: POE\_255\_012 REV A Soil Strategy Plan
  - Ecological Clerk of Works Method Statement (March 2022)
112. The Unit 3 building shall be used for storage and distribution (Use Class B8) only, unless otherwise agreed in writing with the Local Planning Authority
113. The quantum of B8 floorspace occupied across the outline area (as defined by DWG.03.1 Outline and Detailed Application Boundaries) shall not exceed that allowed by Condition 1 of P/2022/0204/S73.
114. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class I and P, Part 7, Class H or any Order revoking or re-enacting that Order, no further development shall take place within the curtilage of Unit 2, as identified on the plans within Condition 1, unless planning permission is sought from and granted by the Local Planning Authority.
115. Prior to the first occupation of Unit 3, the internal highway infrastructure and areas indicated on the approved plans to be set aside for parking and servicing shall be surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown in condition 1. The parking and servicing areas shall be retained as such thereafter and shall not be used in a manner that prevents the parking of vehicles.
116. Prior to the first use or occupation of unit 3, hereby approved, acoustic barrier shall be installed in accordance with the details agreed under discharge of condition application C/2023/0100/CON. Once erected the fence shall be maintained in accordance with approved specification thereafter.
117. The development shall be carried out in-accordance with approved plan ref: G3773-DSSREXT XX-DR-63001 P3 External Lighting Layout.
118. The development shall be carried out in-accordance with the approved Construction Environmental Management Plan listed as condition no.56 under C/2022/0035.
119. The surface water drainage scheme shall be implemented in-accordance with the details approved under condition no.61 under C/2022/0035. The approved scheme shall be implemented before the first use of any building hereby permitted in that phase and managed/maintained as agreed thereafter.

## PLANNING COMMITTEE

120. The buffer zone along Whittle Brook shall be implemented in-accordance with the details approved under condition no.62 under C/2022/0035. Any subsequent variations shall be agreed in writing by the Local Planning Authority, in which case the development shall be carried out in accordance with the amended scheme.
121. The Landscape and Ecological Management Plan shall be implemented in-accordance with the details approved under condition no.63 under C/2022/0035. Any subsequent variations shall be agreed in writing by the Local Planning Authority and subsequently implemented.
122. The Site Investigation and remediation strategy shall be implemented in-accordance with the details approved under condition no.68 under C/2022/0035.
123. The drainage management and maintenance plan shall be implemented in-accordance with the details approved under condition no.71 under C/2022/0035.
124. The Suds attenuation ponds shall be implemented in-accordance with the details approved under condition no.83 under C/2022/0035.
125. The floor floating operations shall be implemented in-accordance with the details approved under condition 96 under C/2022/0035.
126. The Local Employment Scheme for the construction of this phase shall be implemented in accordance with the details approved under condition 60 under C/2022/0035. The procedure for monitoring the Local Employment Scheme and reporting the results of such monitoring to St Helens Borough Council shall be complied with.
127. The Scheme to promote the use of local suppliers of goods and services during the construction of this phase shall be implemented in-accordance with the details approved under condition 64 under C/2022/0035. The procedure for monitoring the Local Employment Scheme and reporting the results of such monitoring to St Helens Borough Council shall be complied with.

During discussion of the application, the Committee requested that in granting the application that the developer continue to actively market Unit 4 for a B2 use.

**P/2024/0080/ADC**

**Newton Le Willows Childrens Centre, Patterson Street, Newton le Willows**

Advertisement consent to display 1no. sign above the front boundary fence and 1no. attached to the building, both non illuminated.

The Development Control Manager presented the application to Members, during which a presentation was screened detailing the following:

- Site Location and Photographs Plan
- Sign Elevations

## PLANNING COMMITTEE

Grant Advertisement Consent subject to the following conditions:

1. This consent shall be a period of five years.
2. Any advertisement displayed in accordance with this consent shall be maintained in clean and tidy condition, to the reasonable satisfaction of the Council as Local Planning Authority.
3. Any land (including buildings) used for the display of advertisements in accordance with this consent shall be maintained in a clean and tidy condition, to the reasonable satisfaction of the Council as Local Planning Authority.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements in accordance with this consent shall be maintained in a safe condition.
5. Where removal of any advertisement is required under the terms of this consent, the removal shall be carried out to the reasonable satisfaction of the Council as Local Planning Authority.
6. Before any advertisement is displayed on the land or building in accordance with this consent, the permission of the owner or any other person entitled to grant permission shall be obtained.
7. No advertisement displayed in accordance with this consent shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway, or aerodrome.
8. This consent shall be for the form of advertisement display specified in the application, subject to any modifications required or allowed by the terms of this decision, and, in the case of advertisements consisting of particular words and symbols of specified sizes and shall not extend to authorise a different form of display.
9. The development shall be carried out in accordance with the following application drawings:
  - 35227/1 Location Plan
  - 35227/2 Proposed Block Plan
  - 35227/3 Existing and Proposed Sign Details

## PLANNING COMMITTEE

**P/2023/0373/RES**

### **Moss Nook, Watery Lane & Providence Avenue**

Application for the approval of reserved matters (layout, appearance, landscaping, and scale), pursuant to planning permission P/2011/0058, for residential development comprising 295 dwellings, internal access roads, car parking, substation, landscaping and other associated infrastructure, with access from Providence Avenue.

The Senior Planning Officer presented the application to Members, during which a presentation was screened detailing the following:

- Late Items
- Location Plan
- Hybrid Planning Permission
- Contribution to Infrastructure – Section 106 Requirements
- Approved Phasing Plan
- Approved Site Access Arrangement for Phase 3
- Proposed Layout Phase 3
- Layout and Residential Amenity
- Scale of Appearance
- Landscaping
- Conclusions

During the presentation the Committee was advised since publication of the agenda, the applicant had now formally applied to discharge condition 8 as had been detailed in the report in relation to the open space and its phased delivery.

The Applicants' Agent appeared before the Committee to present the application on behalf of the applicant.

Grant reserved matters subject to the planning conditions listed below. With authority delegated to the Head of Planning to amend and/or change plans and conditions as deemed necessary.

1. The development shall be carried out in accordance with the following application drawings:

- Proposed Site Layout (Reference: WJ.MN.SL.01 Revision P11 dated 30.11.2022)
- Proposed Storey Heights Plan (Reference: WJ.MN.SHP.01 Revision P6 dated 30.11.2022)
- Proposed Materials Plan (Reference: WJ.MN.MP.01 Revision P7 dated 30.11.2022)
- Proposed Hardstanding Plan (Reference: WJ.MN.HSP.01 Revision P8 dated 30.11.2022)
- Proposed Waste Management Plan (Reference: WJ.MN.WMP.01 Revision P6 dated 30.11.2022)

## PLANNING COMMITTEE

- Proposed EV Charging Point Layout (Reference: WJ.MN.EV.01 Revision P6 dated 30.11.2022)
  - Adoptable Highways Plan (Reference: WJ.MN.AHP.01 Revision P7 dated 30.11.2022)
  - Vehicle Tracking 7.7 Fire Tender (Reference 5691-04)
  - Vehicle Tracking 11m Refuse Vehicle (Reference 5691-03)
  - Landscape Details (Reference: 302 Revision A)
2. Prior to the commencement of the construction of any buildings hereby approved, details of a finished floor levels shall be submitted to and approved in writing by the Local Planning Authority. The proposed level(s) shall be defined relative to a datum or datum points, the location of which has previously been agreed in writing by the Local Planning Authority. The development shall be implemented fully in accordance with the approved details.
3. Prior to the commencement of development (aside from site clearance and preparation) the following details shall be submitted to and approved in writing by the Local Planning Authority:
- Materials to be used in the construction of the external surfaces of the buildings, including roof details;
  - Road and property footpath surfacing details;
  - Details of the footpath linkages into Phase 5; and
  - Boundary treatments
- The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.
4. Prior to commencement of development, a survey for badgers should be undertaken to ensure that no setts are present, and the findings of the survey and any mitigation measures proposed shall be submitted to and approved in writing by the Local Planning Authority.
5. Prior to the commencement of development, a build phase remedial strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall restate and respecify the cover layer construction and verification requirements as detailed within the Remedial Action Plan (325237-R26 (00), December 2021). The strategy shall include a detailed design report and an associated C735 compliant verification plan for the necessary gas protection measures. The build phase remedial strategy shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks> ).

## PLANNING COMMITTEE

6. Prior to the first occupation the agreed build phase remedial strategy shall have been implemented, and a site validation/ completion report relating to the buildings within that phase shall be submitted to and approved in writing by the Local Planning Authority. The site validation/ completion report(s) shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).
7. Prior to the first occupation of the development hereby approved, a Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out fully in accordance with the approved details.
8. The development shall be carried out in accordance with the mitigation measures set out in the submitted Ecological Addendum Letter (reference RSK Biocensus dated 20<sup>th</sup> April 2023 – 2482742 Revision 0) unless otherwise agreed in writing with the local planning authority.
9. The development shall be carried out in accordance with the measures set out in the Construction & Environment Management Plan (reference Watkin Jones Homes, Moss Nook, Sutton Road reference: P/2003/1574 Revision 1 October 2023) unless otherwise agreed in writing with the local planning authority.
10. The proposed development shall be carried out in accordance with the Electric Vehicle Charging Plan drawing reference: Proposed EV Charging Point Layout (Reference: WJ.MN.EV.01 Revision P6 dated 30.11.2022. The charging points shall be installed prior to occupation of the dwelling to be served by this point and the electrical car charging points shall retain in situ for the life of the development until an alternative upgrade is provided.
11. All landscaping and tree planting detailed must be in accordance with plans submitted with this application (landscaping within plots must be completed prior to occupation of any plot). Any trees or plants, or grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size, species and quality unless the Local Planning Authority gives written consent to the variation.
12. The areas indicated on the submitted plans to be set aside for parking and servicing shall be surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown in drawing number Proposed Site Layout (Reference: WJ.MN.SL.01 Revision P11 dated 30.11.2022; prior to the first use of the dwellings; The parking and servicing areas shall be retained as such thereafter and shall not be used in a manner that prevents the parking of vehicles.

## PLANNING COMMITTEE

13. Prior to any above groundworks, cycle stores and bin storages associated with the apartments shall be submitted to and agreed in writing with the Local Planning Authority. The approved details shall be carried out in full prior to first occupation.
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any Order revoking or re-enacting that Order with or without modification), no development within Schedule 2 Part 1 Classes A, AA and E shall be carried out on plots 7, 9, 10, 13, 22, 28, 36, 41, 65, 93, 109, 163, 257 and 260 unless permission is granted by the Local Planning Authority.
15. Prior to any above ground works, full details of a scheme for the pedestrian / cycle linkage between Phases 3 and 2 as detailed in the approved Parameters Plan reference HJB/PA511/226a shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in full prior to the occupation of the 150<sup>th</sup> dwelling.
16. The Build to Rent units hereby approved shall offer tenancies of 3 or more years to all tenants of Phase 3 of the development as detailed in the approved Parameters Plan reference HJB/PA511/226a unless otherwise agreed in writing by the Local Planning Authority.

During discussion of the application, it was agreed that a Local Lettings Policy, setting out how properties will be allocated should be developed, agreed by the Housing Services and the housing provider, and applied to the development.

It was agreed that a Local Lettings Policy would be secured by condition as part of the delegated authority given to the Head of Planning.

### **62. CURRENT PLANNING APPEALS**

A report was submitted which informed Members of the current position with regards to the planning appeals that were pending or had recently been concluded alongside details of any call in inquires.

The Committee was advised of the 18 planning appeals lodged and heard this year; 14 appeals had dismissed by the Planning Inspectorate.

\* **Resolved that the report be noted.**

### **63. PLANNING APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

A report was submitted which informed Members of planning applications determined under delegated powers.

\* **Resolved that the report be noted.**



## PLANNING COMMITTEE

### 64. CURRENT ENFORCEMENT CASES

A report was submitted which provided members with an overview of all planning enforcement complaints received and resolved between 2020 and 2024, alongside statistics and commentary on the number of cases received and resolved.

The report continued in providing information on planning enforcement internal performance indicators, details on other works and enquires received since the last Committee and concluded with a progress report on current extant notices.

- \* **Resolved that the report be noted.**

### 65. EXCLUSION OF THE PUBLIC

- \* **Agreed that the public be excluded from the meeting during consideration of the following item for the reason stated:**

<u>Minute</u>	<u>Reason (under the Local Government Act 1972)</u>
66	Exempt information in relation to any individual (Para 1 of Schedule 12A)

### 66. PLANNING ENFORCEMENT ACTION AT 86 ARGYLE STREET

A report was presented which appraised the Committee of the planning enforcement history relating to 86 Argyle Street, together with the current position and options that remained available to the Council to resolve matters referred to within the report.

- \* **Resolved that the contents of the report relating to planning enforcement matters at 86 Argyle Street and the undertaking of works in default to ensure compliance with the extant Enforcement Notice be noted and approved.**