

APPLICATION NUMBER:	P/2024/0042/S73
PROPOSAL:	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.
LOCATION:	Unit 4, Omega West Zone 8
WARD:	Bold And Lea Green Ward
APPLICANT:	Omega St Helens Limited
CASE OFFICER:	Mr Daley Parsonage
REASON BEFORE MEMBERS:	Significant Development
RECOMMENDATION:	Grant Planning Permission Subject to Conditions

1 APPLICATION SITE

- 1.1 The application site consists of 75 hectares (ha) of land, with half of the site still falling within Green Belt. The remaining half of the site forms employment allocation 1EA within the St Helens Local Plan and was removed from the Green Belt with the adoption of the Local Plan.
- 1.2 A designated main river, Whittle Brook, runs from the north to the south of the application site. Whittle Brook has been realigned to facilitate the development of Plot 4 with consent granted under permission P/2022/0748/RES. A second watercourse known as 'Barrow Brook' crosses the northeast corner of the site.
- 1.3 The application site is bound to the north by the M62 Motorway between Junctions 7 and 8, with arable land located beyond. To the east of the site is Omega Business Park and Lingley Mere Business Park. To the south and west is farmland. Immediately beyond the south-west boundary is Booth's Wood, which has been designated as a Local Wildlife Site (LWS), and Duck Wood and Finch's Plantation to the south.
- 1.4 Mersey Valley Golf & Country Club and the residential area of Lingley Green are also located south of the proposed development. There are several residential areas surrounding the application site, including Lingley Green (370 m southeast), Clock Face (1 km northwest), Bold Health (1.5 km southwest) and Westbrook (1.8 km east).
- 1.5 The main access to the application site is via Skyline Drive and Catalina Approach through the existing Omega Business Park, with direct access from the M62 Motorway at Junction 8.
- 1.6 The area within which Unit 4 is located forms part of a wider planning application (P/2020/0061/HYBR) that was granted planning permission by the Secretary of State subject to conditions and a S106 agreement (APP/H4315/V/20/3265899).
- 1.7 The hybrid planning permission was granted on the site for:

(i) Full Planning Permission for the erection of a B8 logistics warehouse, with ancillary offices, associated car parking, infrastructure and landscaping; and

(ii) Outline Planning Permission for Manufacturing (B2) and Logistics (B8) development with ancillary offices and associated access infrastructure works (detailed matters of appearance, landscaping, layout and scale are reserved for subsequent approval).

- 1.8 A S73 application to vary Condition 1 of the hybrid consent (P/2020/0061/HYBR) to change the B2/B8 split at Omega West was approved on 12 August 2022 (LPA ref: P/2022/0204/S73), which allows Unit 2 and 3 to be Use Class B8 warehouses, tailored to the requirements of known occupiers. The split secured by Condition 1 changed from B2 30% / B8 70% to B2 22% / B8 78%, as per the below approved Description of Development for the Condition S73 application:

“Variation of condition 1 of P/2020/0061/HYBR to amend the split of total floorspace from 30% B2 (General Industrial) and 70% B8 (Storage and Distribution) to 22% B2 (General Industrial) and 78% B8 (Storage and Distribution)”.

- 1.9 A further S73 application for the site was granted by Planning Committee under reference P/2023/0188/S73. This allowed the variation of condition 59 (Environmental Statements) on application P/2022/0204/S73 to increase the maximum height of Unit 4 from 19m to 22m and amend the landscaping parameters to allow the reorientation of the main building and updated Environmental Statement.
- 1.10 The current operative consent at Omega West is therefore permission P/2023/0188/S73.

2 PROPOSAL

- 2.1 Condition 1 on permission P/2023/0188/S73 reads as follows;

'The development hereby approved permits a total of 205,500 sq.m (approximately 2,212,002 sq.ft) of floorspace within the red line application site. There will be a 22% B2 and 78% B8 split within this total floorspace.'

- 2.2 This application seeks to vary Condition 1 to facilitate the delivery of Unit 4 at Omega West and seeks the flexible B2 and/or B8 use of floorspace (subject to controls) across the application site. This applicant advises the aim of this is to provide flexibility so as to ensure the delivery of the unit and the associated jobs, with the unit continuing to be marketed for B2 and/or B8 uses; however, the applicant considers that priority must be given to ensuring that the unit can be funded and the associated benefits realised.

- 2.3 The proposed change to condition 1 is to be as follows;

“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. ”

3. CONSULTATIONS

- 3.1 Highways: No objections (21.02.24) as a similar number of overall trips likely and a reduction in demand for parking with a B8 use.
- 3.2 National Highways: No objections (06.02.24) as National Highways does not consider the development would have an adverse impact on the safety of or queuing on a trunk road.
- 3.3 Contaminated Land: No objections (04.03.24) as contamination not affected by the change in B2/B8 split.
- 3.4 Noise: No objections (26.02.24) however relevant noise conditions must remain.
- 3.5 Air Quality: No objections (21.02.24) however the relevant air quality conditions must remain.
- 3.6 Coal Authority: No objections (07.02.24) as site lies in Development Low Risk Area.
- 3.7 Public Rights of Way: Objection raised (15.02.24) as the application does not acknowledge the public right of way within the site. Planning Officer Note: This application does not affect the public right of way and any impacts have been considered under the original hybrid consent for the site.
- 3.8 Trees and Woodlands: No objections (06.02.24) as impacts on trees remains the same and is secured by condition to be retained.
- 3.9 Bold Parish Council: No comments received.
- 3.10 Warrington Borough Council: No comments received.

4. REPRESENTATIONS

- 4.1 This application has been advertised with a press notice, site notice and neighbour notification letters. No letters of representation have been received as a result of the public consultation.

5. SITE HISTORY

- 5.1 The following applications are relevant:
- 5.2 P/2020/0061/HYBR - Hybrid Planning Application for the following development (major development); (i) Full Planning Permission for the erection of a B8 logistics warehouse, with ancillary offices, associated car parking, infrastructure and landscaping; and (ii) Outline Planning Permission for Manufacturing (B2) and Logistics (B8) development with ancillary offices and associated access infrastructure works (detailed matters of appearance, landscaping, layout and scale are reserved for subsequent approval) – Granted 11/11/2021.

- 5.3 P/2022/0091/RES - Reserved matters application seeking approval for Appearance, Landscaping, Scale and Layout for the erection of Unit 2 (B8 warehouse) and associated infrastructure at Omega West pursuant to planning permission P/2020/0061/HYBR. Along with details required by conditions to be submitted with reserved matters and satisfy other relevant conditions no. 48-52, 55-56, 59, 65, 72-74, 76, 78, 80-81, 90-91, 95, 97 and 98. – Granted 01/07/2022
- 5.4 P/2022/0202/RES - Reserved matters application seeking approval for Appearance, Landscaping, Scale and Layout for the erection of Unit 3 (B8 warehouse) and associated infrastructure at Omega West pursuant to planning permission P/2020/0061/HYBR. Along with details required by conditions to be submitted with reserved matters no. 48-52, 55-56, 59, 65, 72-74, 76, 78, 80-81, 90-91, 95, 97 and 98 and satisfy other relevant conditions. – Granted 01/07/2022
- 5.5 P/2022/0204/S73 - Variation of condition 1 of P/2020/0061/HYBR to amend the split of total floorspace from 30% B2 (General Industrial) and 70% B8 (Storage and Distribution) to 22% B2 (General Industrial) and 78% B8 (Storage and Distribution). – Granted 12/08/2022
- 5.6 P/2022/0748/RES - Reserved Matters Application seeking approval for the diversion of the Whittle Brook watercourse alongside associated landscaping, drainage works and other associated details including information to satisfy conditions 48, 51-52, 72-74, 76-78 and 80-81 following s73 application P/2022/0204/S73. – Granted 17/02/2023
- 5.7 P/2023/0188/S73 - Variation of condition 59 (Environmental Statements) on application P/2022/0204/S73 to increase the maximum height of Unit 4 from 19m to 22m and amend the landscaping parameters to allow the reorientation of the main building and updated Environmental Statement. – Granted 27/07/2023
- 5.8 P/2023/0189/RES - Reserved Matters Application seeking approval for Appearance, Landscaping, Layout and Scale for the erection of Unit 4 comprising employment floorspace, internal access roads, footpaths and cycle routes, drainage works, associated car and HGV parking, and other associated infrastructure along with information to satisfy conditions 48, 49, 50, 51, 52, 55, 59, 65, 72, 73, 74, 76, 78, 80, 81, 90, 91, 95, and 97 – Granted 27/07/2023

6. POLICY

National Planning Policy Framework

- 6.1 Paragraph 9 of the National Planning Policy Framework (NPPF) states that planning decisions should play an active role in guiding development towards sustainable development, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area. Paragraph 11 states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 6.2 Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the

starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Development Plan

- 6.3 The adopted development plan for St Helens is the St Helens Borough Local Plan to 2037; and the Joint Merseyside and Halton Waste Local Plan (adopted 2013).

LPA01: Spatial Strategy

LPA02: Development Principles

LPA03: A Strong and Sustainable Economy

LPA03.1: Strategic Employment Sites

LPA06: Transport and Travel

LPA07: Infrastructure Delivery and Funding

LPC06: Biodiversity and Geological Conservation

LPC07: Greenways

LPC08: Ecological Network

LPC09: Landscape Protection and Enhancement

LPC10: Trees and Woodland

LPC11: Historic Environment

LPC12: Flood Risk and Water Management

LPC13: Renewable and Low Carbon Energy Development

LPD01: Ensuring Quality Development

LPD05: Extension, Alteration, Reuse or Replacement of Buildings in the Green Belt

LPD09: Air Quality

Supplementary Planning Documents

Biodiversity (June 2011)

Ensuring a Choice of Travel (June 2010)

Tree and Development (June 2008)

Area Action Plans

Bold Forest Park Area Action Plan (2017)

Other Considerations

- 6.4 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.
- 6.5 This application has been considered in relation to Section 17 of The Crime and Disorder Act. The Police Crime Prevention Officer has been afforded the opportunity to comment on this scheme, but no comments have been received.
- 6.6 The application has been considered in accordance with the St Helens Borough Council's Comprehensive Equality Policy, which seeks to prevent unlawful discrimination, promote equality of opportunity and good relations between people in a

diverse community. In this case the proposed development is not anticipated to have any potential impact from an equality perspective.

7. ASSESSMENT

Background

7.1 The key matters for consideration are:

- Population and Human Health (including Employment and the Economy)
- Air Quality
- Noise and Vibration
- Cultural Heritage
- Biodiversity
- Landscape and Visual
- Water
- Transport
- Major Accidents and Disasters
- Cumulative Effects

7.2 This is a Section 73 application pursuant to hybrid planning permission P/2020/0061/HYBR and subsequently varied by P/2022/0204/S73 and P/2023/0188/S73. The principle of the development is established by the original hybrid permission granted by the Secretary of State and is an extant planning permission.

7.3 This application seeks the variation of condition 1 attached to permission P/2023/0188/S73. The current condition reads as follows:

'The development hereby approved permits a total of 205,500 sq.m (approximately 2,212,002 sq.ft) of floorspace within the red line application site. There will be a 22% B2 and 78% B8 split within this total floorspace.'

7.4 This application seeks to vary the condition to read as follows;

'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.'

7.5 A S73 application is considered to be a new application for planning permission under the 2017 Environmental Impact Assessment (EIA) Regulations. It has been agreed that the latest Environmental Statement (ES) dated February 2023 is reviewed and a Statement of Conformity is submitted which reviewed each environmental discipline. This assessment would consider whether the change from 78% B8 to a potential maximum of 100% B8 affects the conclusion in the current ES. Therefore, this application does not involve re-assessment of matters established by the original hybrid planning permission and subsequent amendments which are not affected by the proposed amendment, such as the principal of the development or matters controlled

by reserved matters applications such as the layout, scale and landscaping of the development.

- 7.6 The assessment below will review the proposed changes against the development plan and also review the updated ES, which considers whether any changes to the baseline, assessment methodologies and proposed changes will alter the conclusions of the ES that accompanied the original hybrid application.
- 7.7 Unit 1, which forms part of the full element of the hybrid permission, has already begun to be built out and the impacts in relation to noise, highways, etc. were fully assessed with the application. For development granted outline consent, whilst the majority of the impacts were assessed as part of the hybrid application, the final details relating to appearance, landscaping, scale, and layout were assessed at the reserved matters stage and through discharge of conditions for Units 2, 3 and 4 under references P/2022/0091/RES, P/2022/0202/RES and P/2023/0189/RES. At the time of the site visit only Unit 4 had not had the construction of the building commenced.

Population and Human Health (including Employment and the Economy)

- 7.8 Local Plan policy LPA03 aims to create a strong and sustainable economy which includes helping to meet the Liverpool City Region's needs for economic growth, job creation and skills development and maximising the economic opportunities presented by St Helens Borough's location. Policy LPA03 sets out the overall quantity of employment land needed up to the end of the Plan period, i.e. 2037, but does not quantify the split between B2 (General Industry) and B8 (Storage and Distribution) uses required within that overall employment land need. Notwithstanding such, Table 4.2 in the reasoned justification text to the Policy does provide the overall employment need (2012-2037) split down indicatively into individual use types. This shows the biggest element of employment land need being comprised of B8 storage and distribution uses.
- 7.9 It is notable that when positively determining the Hybrid planning application (reference P/2020/0061/HYBR) for the Omega West development, which comprised a split of 30% B2 and 70% B8, and considering the Socio-Economic Benefits, the Secretary of State (SoS) took into account that the development was forecast to generate around 1,207 FTE jobs for the TJ Morris scheme in Unit 1 and around 2,679 FTE jobs for the outline development, and that the proposal would contribute around £141.5M in GVA to the St Helens economy. The SoS agreed with the Inspector that this was a significant number of jobs which would have a tangible benefit to the local economy and would provide an early opportunity to help address the deprivation issues highlighted, and that the proposal would provide a critical boost to the St Helens economy and support the regeneration objectives of the Council. The SoS also considered the locational benefits of the site, and the fact that provisions in conditions and planning obligations can be used to secure opportunities for the most deprived communities in St Helens. The Secretary of State agreed that overall, the socio-economic benefits delivered by the proposal attracted very significant weight.
- 7.10 It is therefore important to carefully consider the differential Socio-Economic Benefits of the current proposed application against those of the original Hybrid consent

(P/2020/0061/HYBR) and that of P/2022/0204/S73, which subsequently approved a split of 22% B2 and 78% B8. This proposed application would have the potential to allow flexibility for the whole Omega West development site to operate under a B8 use and the Statement of Conformity that accompanies the application provides what is referred to as a 'worst case scenario' in terms of employment projections for 100% B8 floorspace. On the basis of a 205,500m² Gross External Area across the total Omega West site, and assuming a worst-case scenario in terms of employment density where this is all B8 floorspace, the change of use would give rise to a total gross employment generation of 3,304 net FTE jobs; consequently, there would be the potential for the site to generate 709 fewer jobs compared to the currently approved 22%/78% B2/B8 use class split across the site.

- 7.11 These figures are based on associated employment density of 1 FTE employees / 70 m² for a B2 use compared with a density of 1 FTE employees / 36 m² for a B8 use; it is however important to recognise that the Environmental Statement requires use of the Government's Employment Density Guide ('EDG') (November 2015) to generate employment figures and it is noted that such guidance should be treated as a starting point for consistent benchmarking only, with it being clear that development specific information should still be reviewed: "It is intended to provide a general guide to employment density and a robust and consistent base for the HCA and its partners to assess the potential local employment benefits of impacts of changes to the size and use of commercial floorspace in an area. The Guide is not intended to replace detailed development-specific information or analysis but provide a consistent benchmark to assess local employment density changes."
- 7.12 The Applicant, who retains control over the wider Omega estate undertook detailed analysis of the existing job densities across the estate in 2022, in support of the previous S73 (P/2022/0204/S73) that sought to amend the B2 / B8 split across Omega West. This information remains up-to-date, and the analysis of existing occupiers across the Omega estate demonstrates a more reliable estimate to be 1FTE / 51m² for B2 and 1FTE / 45 m² for B8. This analysis clearly concludes that across Omega, B8 is likely to generate a higher job density than B2. The Unit 4 Reserved Matters application provides 39,100 sq m of floorspace and utilising the Omega analysis it is anticipated that 769 FTE jobs in a B2 scenario for Unit 4, compared with 867 FTE jobs in a B8 scenario. While there is marginal difference between the two use classes (less than 100 jobs), the Omega analysis is clear that a B8 occupier at Unit 4 would likely generate more FTE jobs, with both uses generating a significant number of high-quality jobs for local people.
- 7.13 Gross Value Added ('GVA') per employee is an economic productivity metric that measures the contribution of each employee to the economy. Utilising the approved 2023 Environmental Statement estimates, the GVA for Unit 4 is projected as circa £49.5M in the B2 scenario and circa £55.8M in the B8 scenario. It is anticipated that the overall Omega West development would contribute an estimated net £160.6M GVA to the economy within St. Helens (exceeding the £141.5M recognised by the Secretary of State when considering the Hybrid application). This continues to emphasise the importance and benefits of Omega West in generating job opportunities within St. Helens.

- 7.14 A Planning Report (December 2023) has also been submitted in support of the proposed variation of the existing planning consent to allow for flexible B2 and/or B8 use of Unit 4. It highlights that occupier requirements for space remain robust despite the backdrop of turbulent economic conditions – with the lack of take-up volume a result of a significant shortfall of appropriate supply (with very limited Grade A space available).
- 7.15 In terms of sector by sector take up, manufacturing uses account for an average of 13% of all big box take up across the UK (across the last 7 years). This figure lessens in locations of better motorway connectivity as that advantage is of more value to occupiers with a higher amount of distribution function. Omega has seen the majority of new build industrial development of over 100,000 sq ft and take-up of over 100,000 sq ft during the last 10 years in Warrington and St Helens, due to it having the availability of speculatively built units and consented land capable of accommodating large buildings. To date over 6.3 million sq ft of industrial/logistics accommodation has been developed at Omega. There are only two occupiers at Omega requiring a B2 consent totalling approximately 340,000 sq ft, with the other occupiers totalling just under 6M sq ft required a B8 consent for their warehouse/logistics operations.
- 7.16 It is noted that all of the buildings in the North West market area can offer B8 use, while the majority of units also retain a flexible B2/B8 planning consent to maximise the ability to respond to regional occupier requirements; there are no B2 only consented units. This, in part, is because planning permission is not required for the change of use from B2 to B8, but is required for B8 to B2. In terms of future development pipe-line supply in the North West for units of 100,000 sq ft and above, there is approximately 7.6M sq ft of space with a detailed planning consent and a further 5M sq ft submitted for detailed planning; all of which include a minimum a B8 consent and with the majority being a flexible B2/B8 consent. As far as the applicants are aware, apart from Unit 4, none of the current future new build pipe-line supply has a B2 only detailed planning consent. Since the beginning of 2021, all speculatively built units over 100,000 sq ft in the North West have had at least a B8 planning consent; therefore, no units have been speculatively built with a B2 only consent.
- 7.17 It is advised that investors will not fund a B2 only consented unit in the North West for speculative development. This is because the scheme would be unviable due to the potential long letting void period as a result of the limited demand from B2 occupiers. Manufacturers typically take a freehold Design & Build solution due to their bespoke site/building configuration and expensive fit-out costs; however, Design & Build deals to B2 occupiers are relatively rare in the North West. Therefore, to assist with the development and disposal of Unit 4 Omega West at the earliest opportunity, the applicant advises it is critical that the planning is widened to a B2 and B8 consent, to offer flexibility in order to capture demand for Grade A space from industrial, manufacturing, warehouse, and logistics end users.
- 7.18 Plots at Omega have been marketed on a wider basis over the course of the scheme's lifespan since inception. Whilst the entire site has been marketed for B2/B8 use since November 2021, when the Secretary of State decision to approve the original consent was received, the applicant has provided evidence that Unit 4 has been specifically marketed individually with 'B2 use only' since mid-2022 but has seen very limited

interest from B2 use occupiers, with the following obstacles identified with those who did engage:

- Stated a requirement of 30m+ height, which is not achievable at Unit 4.
- Utility capacity requirements (electricity, gas & water supply and drainage) requirements are too large.
- Required buildings too bespoke to fit within the parameters available for Unit 4.
- Rents required for viable development are considered too high for B2 uses i.e. would not pay premium for the location as the advantages to B8 users are lessened for B2 users i.e drive times to key motorway junctions, areas of large populous, etc.
- Concerns surrounding noise/emissions with nearby residential development – both current and planned.

7.19 The applicants submitted Planning Report also makes reference to Freeport Tax sites, highlighting that their specific benefits provide an attractive opportunity to businesses within the manufacturing sector, making it difficult for Unit 4 to secure B2 demand when competing against them, with Parkside being the closest to Omega and the largest Freeport Tax site in the LCR.

7.20 Officers conclude that the analysis of the Omega estate demonstrates that a B8 unit would likely generate increased jobs and associated total GVA versus a B2 unit; however, the differences are marginal, and a flexible B2/B8 Unit 4 as proposed in the current planning application would provide the best opportunity for further significant investment, jobs and GVA to be realised at the earliest opportunity via Unit 4 Omega West. It is therefore the proposed development would comply with Local Plan policy LPA03. The proposed amendment would also remain compliant with the original Environmental Statement and would not materially diverge from the very special circumstances which were considered to outweigh the harm to the green belt and other harm when approving the original permission.

Air Quality

7.21 Policy LPD09 of the Local Plan states development must demonstrate that they will not introduce a significant new source of any air pollutant or lead to a significant deterioration in local air quality.

7.22 The residual effects are unchanged from those reported in Section 6.6 of Chapter 6 (Air Quality) of the February 2023 ES addendum. The predicted residual air quality effects are negligible at all modelled receptors in the opening year (not significant).

7.23 The Councils Air Quality officer has raised no objections subject to the retention of previous conditions. The proposal would have no significant change in traffic flows for the development.

Noise and Vibration

7.24 Policy LPD01 expects all proposals for development, as appropriate, to avoid causing unacceptable harm to the amenities of the local area and surrounding residential and

other land uses and occupiers.

- 7.25 The proposed change of use is anticipated to slightly increase the number of HGVs and slightly decrease the number of car trips. These changes in traffic flow are small in terms of noise emissions. Noise levels on Catalina Approach are predicted to be up to +0.2 dB higher, and noise levels on Skyline Drive are predicted to be up to +0.1 dB higher. No other roads in the network are predicted to experience a change in noise levels. The traffic noise increases on Catalina Approach and Skyline drive are negligible. In addition, these are the main access roads to Omega Zone 8, and there are no sensitive receptors adjacent to the carriageways. The traffic flow changes do not change the conclusions of the February 2023 ES addendum and the residual effects are unchanged from those reported in Chapter: 7 Noise and Vibration of the February 2023 ES addendum.
- 7.26 The Councils Noise Officer has raised no objections. The variation of the condition is therefore considered to still be compliant with the Development Plan and the ES.

Cultural Heritage

- 7.27 Local Plan Policy LPC11 aims to promote the conservation and enhancement of the Borough's heritage assets and their settings in a manner that is appropriate to the significance of each asset.
- 7.28 There are no overall changes to the assessment or conclusions presented in the original ES. The cultural heritage and archaeological receptors have not changed; therefore, the assessment of effects remains valid. The variation of the condition is therefore considered to still be compliant with the Development Plan and the ES.

Biodiversity

- 7.28 Local Plan Policy LPC08 and Policy LPC09 seek to conserve, maintain, enhance and / or restore any landscape features that are important to the character of the local area, and secure a net gain in biodiversity.
- 7.29 The Statement of Conformity identifies that updated surveys have been provided as a result of implementation of the various reserved matters applications. However, the overall conclusions of the ES remain the same. The variation of the condition is therefore considered to still be compliant with the Development Plan and the ES.

Landscape and Visual

- 7.30 Policy LPC09 of the Local Plan seeks to conserve, maintain, enhance and / or restore any landscape features that are important to the character of the local area.
- 7.31 The conclusions of the ES remain the same in that there would be significant adverse effects from the proposal. There are no changes to the public right of way. The variation of the condition is therefore considered to still be compliant with the Development Plan and the ES.

Water

- 7.32 Policy LPC12 of the Local Plan states the impact of development proposals on flood risk and water management assets will be considered in accordance with case law, legislation, and the National Planning Policy Framework.
- 7.33 The drainage scheme for Units 1, 2, 3 and 4 have already been approved. The proposed split in B2/B8 use would not have an impact on this arrangement or future uses. The conclusion of the ES remains the same that there would be no significant effects. The variation of the condition is therefore considered to still be compliant with the Development Plan and the ES.

Transport

- 7.34 Local Plan Policy LPA06 'Transport and Travel' states the Council's strategic priorities for the transport network include facilitating economic growth, enabling good levels of accessibility between homes, jobs and services, and improving air quality and minimising carbon emissions.
- 7.35 The proposed change of use to a potential maximum of 100% B8 is not anticipated to have any impact on the residual effects of the construction phase. The Highways Officer considers that the initial condition stipulated a fixed split of B2/B8 use across the site and whilst the variation would allow flexibility on the B2 and B8 floorspace, an increase in B8 floorspace would likely result in similar overall trips to the site and a reduction in demand for car parking.
- 7.36 Officers consider that there would be no adverse highways impacts as a result of the variation of the condition.

Major Accidents and Disasters

- 7.37 Local Plan Policy LPD01 states that all proposals for development are expected to ensure that any contamination or ground stability issues that exist on the site of the proposed development would be remediated to an appropriate standard.
- 7.38 The conclusions of the ES remain the same that the proposed development resulting in significant adverse effects on the environment as a result of its vulnerability to major accidents and/or disasters is considered to be low. The variation of the condition is therefore considered to still be compliant with the Development Plan and the ES.

Cumulative Effects

- 7.44 The conclusions of the ES remain the same that there are no adverse significant interproject cumulative effects anticipated. The variation of the condition is therefore considered to still be compliant with the Development Plan and the ES.

8. CONCLUSION

- 8.1 The proposed variation of condition would be in conformity with the hybrid planning permission, the Environmental Statement and the Development Plan. The projected employment figures arising from the development would still provide economic benefit with a potential 100% B8 use across the site. On that basis it is considered that the development would still secure significant economic benefits.

9. RECOMMENDATION

- 9.1 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

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

Application

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

Floorplans

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

Elevations

- o UNIT 1 DWG. 2a 6385 - 193 Rev. C Proposed Elevations No Hatch
- o Unit 1 DWG. 2 6385-182 Rev C - Proposed Elevations Unit 1

Associated Infrastructure

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

Details

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

Sketch

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

Highways

- o Plan ref: 5969-Z8-GA-115 Rev B entitled 'Infrastructure Works Visibility Assessment' and
- o Plan ref: 5969-Z8-ATR-100 Rev A entitled 'Infrastructure Works Swept Path Analysis' both within Appendix D 'External Works Assessment'.
- o INFRA DWG. 1.1 5969-Z8-GA-100 Rev J entitled 'Highways Works General Arrangement Sheet 1 of 2'
- o Plan ref: 11191042_SK326/A entitled 'Proposed mitigation at M6 Junction 8' in Appendix F of Transport Assessment.

Levels Plans

- o UNIT 1 DWG. 26 131504 Rev. E Overland Flood Flow (Exceedance) Routing,
- o INFRA DWG. 19 5969-Z8- EWK-200 Rev. F Full Proposed Levels
- o INFRA DWG. 20 5969-Z8-EWK-201 Rev. C Full Proposed Sections

Overall landscaping plans

- o OPP DWG. 5 POE_199_001 Rev. K Landscape Strategy
- o INFRA DWG. 17 POE_199_007 Rev. A Tree Planting Landscape Details
- o INFRA DWG. 18 POE_199_009 Rev. I Full Landscape Proposals
- o INFRA DWG. 21 POE_199_010 Rev. F Detailed Application Site Context
- o UNIT 1 DWG. 31 131504 Rev. B Head Wall Outfall and Tree Removal Plan
- o Tree Protection Plan Drg No RSE_3152_TPPa V9;
- o Tree Protection Plan Drg No RSE_3152_TPPb V9;
- o Tree Protection Plan Drg No RSE_3152_TPPc V9;
- o Tree Protection Plan RSE_3152_TPPd Rev V9
- o Tree Protection Plan RSE_3152_TPPe Rev V9

Around Unit 1 landscaping plans

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

Landscape Proposals

- o UNIT 1 DWG. 11 6385 - 189 Rev. H Proposed External Finishes Plan
- o UNIT 1 DWG. 12 6385 - 190 Rev. E Dropped Kerb & Tactile Paving

North West Landscaping 'Green Wedge' and cycle path through site

- o INFRA DWG. 14 POE_199_004 Rev. E Structural Landscape-Proposed & Existing Contours
- o INFRA DWG. 15 POE_199_005a Rev. J Detailed Planting Plan Sheet 1 of 2

- o INFRA DWG. 26 POE_199_005b Rev. H Detailed Planting Plan Sheet 2 of 2
- o OPP DWG. 6 POE_199_002 Rev. D Indicative Landscape Sections

Boundaries

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

Ecology

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

Drainage

- o UNIT 1 DWG. 24 131504 Rev. F Surface Water Drainage Layout
- o UNIT 1 DWG. 25 131504 Rev. E Foul Drainage Layout Rev. D
- o UNIT 1 DWG. 26 131504 Rev. E Overland Flood Flow (Exceedance) Routing
- o UNIT 1 DWG. 29 131504-2230 Rev. C Western Pond Sections and Northern and Southern Swale Details
- o UNIT 1 DWG. 30 131504-PC-2231 Rev. A Ordinary Watercourse Diversion
- o UNIT 1 DWG. 31 131504 Rev. B Head Wall Outfall and Tree Removal Plan
- o UNIT 1 DWG. 32 131504 2110 Rev. B Watercourse Diversion Works General Arrangement
- o UNIT 1 DWG. 33 131504 Watercourse Diversion Works Long-sections
- o 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 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.
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 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 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:
- o 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
 - o 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

- o OPP DWG. 5 POE_199_001 Rev. K Landscape Strategy
- o INFRA DWG. 17 POE_199_007 Rev. A Tree Planting Landscape Details
- o INFRA DWG. 18 POE_199_009 Rev. I Full Landscape Proposals
- o INFRA DWG. 21 POE_199_010 Rev. F Detailed Application Site Context

Around Unit 1

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

- o UNIT 1 DWG. 13d 2138-PL001-4 Rev A Omega Z8 Sitting area - Preliminary Hard

Landscape Proposals

- o UNIT 1 DWG. 11 6385 - 189 Rev. H Proposed External Finishes Plan
- o UNIT 1 DWG. 12 6385 - 190 Rev. E Dropped Kerb & Tactile Paving

North West Landscaping 'Green Wedge' and cycle path through site

- o INFRA DWG. 14 POE_199_004 Rev. E Structural Landscape-Proposed & Existing Contours
- o INFRA DWG. 15 POE_199_005a Rev. J Detailed Planting Plan Sheet 1 of 2
- o INFRA DWG. 26 POE_199_005b Rev. H Detailed Planting Plan Sheet 2 of 2
- o OPP DWG. 6 POE_199_002 Rev. D Indicative Landscape Sections

Boundaries

- o 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:

- o Unit 1 Doc.8 Landscape and Ecology Management Plan (LEMP) Unit 1 Rev D
- o Unit 1 Doc 9a May 2020 Landscape Management Plan Unit 1
- o INFRA DOC. 2 Landscape & Ecology Management Plan - 169-03 Omega Zone 8 Issue 3
- o INFRA DOC. 3b Landscape Management Plan - INFRA also entitled The Landscape maintenance strategy - Omega Zone 8, St Helens, March 2020

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:

- o 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
- o Amended INFRA DOC. 1 Construction Environmental Management Plan - INFRA Parts 1 to 4. Received on 13/08/2020
- o UNIT 1 DWG. 31 131504 Rev. B Head Wall Outfall and Tree Removal Plan
- o 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:-

- o Tree Protection Plan Drg No RSE_3152_TPPa V9;
- o Tree Protection Plan Drg No RSE_3152_TPPb V9;
- o Tree Protection Plan Drg No RSE_3152_TPPc V9; and
- o 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:

- o 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
- o Amended INFRA DOC. 1 Construction Environmental Management Plan - INFRA Parts 1 to 4 received on 13/08/2020

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.

- o OPP DOC. 8.1-4 Drainage Strategy Rev. 5

- o OPP DOC. 1.1 Flood Risk Assessment (Ref No. 70060349-FRA August 2020)
- o UNIT 1 DWG. 24 131504 Rev. F Surface Water Drainage Layout
- o UNIT 1 DWG. 25 131504 Rev. E Foul Drainage Layout Rev. D
- o UNIT 1 DWG. 26 131504 Rev. E Overland Flood Flow (Exceedance) Routing
- o UNIT 1 DWG. 29 131504-2230 Rev. C Western Pond Sections and Northern and Southern Swale Details
- o UNIT 1 DWG. 30 131504-PC-2231 Rev. A Ordinary Watercourse Diversion
- o UNIT 1 DWG. 31 131504 Rev. B Head Wall Outfall and Tree Removal Plan
- o UNIT 1 DWG. 32 131504 2110 Rev. B Watercourse Diversion Works General Arrangement
- o UNIT 1 DWG. 33 131504 Watercourse Diversion Works Long-sections
- o 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 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;
 - o OPP DWG. 8 5969-Z8-EWK-100 Rev. B Outline Proposed Levels; and
 - o 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).
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:
 - o Details of phasing;
 - o 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;
 - o Details of how pre-commencement checks for vehicles and water voles will be undertaken;

- o Method statement for the protection of English Bluebells present within Duck Wood and/or elsewhere on site;
- o Reasonable Avoidance Measures for protected species including bats and breeding birds;
- o Method statement for the felling of trees;
- o Construction traffic routes, which shall include a primary traffic route;
- o The local and number of parking spaces for contractors;
- o Temporary roads/areas of hard-standing;
- o A schedule for large vehicles delivering/exporting materials to and from site;
- o A scheme of street sweeping/street cleansing;
- o Details of lighting which is designed to minimise impacts on residential amenity and ecology;
- o The identification of a minimum 8 metre; buffer zone from the west and southern boundary from in which no construction activity can take place;
- o A surface water management plan;
- o Contact details of the principal contractor;
- o 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
- o Confirmation that the good practice noise mitigation measures detailed within BS528-1: 2009+A1:2014 shall be employed.

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:
 - o OPP DWG. 3.1 4150-05105-PL4 Parameters Plan 1: Outline and Detailed Application Boundaries
 - o OPP DWG. 10 POE_199_011 Parameter Plan 3: Outline Landscape Rev E
 - o The maximum ridge height of Units 2 and 3 shall not exceed 19 metres.
 - o 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 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;

- 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 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):

- o details of maintenance regimes;
- o details of any new habitat created on-site;
- o details of treatment of site boundaries and/or buffers around water bodies;
- o details of management responsibilities;
- o 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):
- o indicative channel cross-sections to represent all design proposals (i.e. 2-stage channel, inset berms and any changes at proposed meanders); and
- o 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:
- o Details of the method of piling;
 - o Days / hours of work;
 - o Duration of the pile driving operations (expected starting date and completion date);
 - o Prior notification to the occupiers of potentially affected properties; and
 - o 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;
- 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.

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:

o identification of the responsible/adopting authority / undertaker / management company; and

o 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.

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:

- o detailed designs and planting specifications, including cross sections, for all water bodies, including river diversions, being created on site;
- o the removal of rhododendron and under planting of existing retained woodlands using appropriate native woodland species;
- o specifications for all other soft and hard landscape details for 'ecological' areas as well as within the developed areas of the site;
- o 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);
- o 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 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.
- o 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.
- o Include the management of ponds, wetlands and rivers / streams being created on site.
- o Provide methodologies for the control of invasive species such as Himalayan balsam and rhododendron.
- o 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.
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, loping 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.

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:
- o Operational details of a shuttle bus service;
 - o Involvement of employees;
 - o Information on existing transport policies, services and facilities, travel behaviour and attitudes;
 - o Updated information on access by all modes of transport;
 - o Resource allocation including Travel Plan Co-ordinator and budget;
 - o A parking management strategy;
 - o A marketing and communications strategy;
 - o An action plan including a timetable for the implementation of each such element of the above; and
 - o 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.
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 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:

- o Details of the method of floor floating;
 - o Days / hours of work;
 - o Duration of the floor floating operations (expected starting date and completion date);
 - o Prior notification to the occupiers of potentially affected properties; and
 - o 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:

Planning Committee

16/04/2024

- o Plan ref: 5105-CA-02-00-DR-A-00050 PL5 Site Location Plan
- o Plan ref: 5105-CA-02-00-DR-A-00051 PL9 Proposed Site Plan
- o Plan ref: 5105-CA-02-00-DR-A-00055 PL4 Land Ownership Plan
- o Plan ref: 5105-CA-02-GF-DR-A-00100 PL2 Unit 2 Building Plan
- o Plan ref: 5105-CA-02-ZZ-DR-A-00200 PL6 Proposed elevations
- o Plan ref: 5105-CA-02-ZZ-DR-A-00101 PL3 Office Layout
- o Plan ref: 5105-CA-02-RL-DR-A-00102 PL4 Roof Plan
- o Plan ref: 5105-CA-02-ZZ-DR-A-00150 PL4 Building Sections
- o Plan ref: 5105-CA-02-00-DR-A-00900 PL3 Gatehouse
- o Plan ref: 5105-CA-02-00-DR-A-00354 PL6 Smoking Shelter
- o Plan ref: 5105-CA-02-00-DR-A-00351 PL6 Bicycle Shelter Details
- o Plan ref: 5105-CA-02-00-DR-A-00300 PL7 Fencing Detail
- o Plan ref: 5105-CA-02-00-DR-A-00901 PL5 Sub-station Details
- o Plan ref: 5105-CA-02-00-DR-A-00902 PL5 Gas Governor
- o Plan ref: 5105-CA-02-00-DR-A-00903 PL3 Sprinkler Tank and Pump House
- o Plan ref: 5105-CA-02-00-DR-A-00250 PL8 External Ground Finishes
- o Plan ref: 8605-WSP-U2-XX-DR-C-00101 P05 Contour Plan Proposed Levels
- o Omega West Phase 2, Unit 2 Proposed Site Sections 8605-WSP-U2-XX-DR-C00102 P05
- o Plan ref: 5105-CA-02-00-DR-A-00056 PL5 Phasing Plan
- o Plan ref: 8605-WSP-U2-XX-DR-C-00508 P05 Extent of Buffer Zone Plan
- o Plan ref: 8605-WSP-U2-XX-DR-C-00509 P04 Unit 2 Whittle Brook 8m Buffer Zone Proposed Works
- o Plan ref: 5105-CA-02-00-DR-A-00350 PL6 Car Parking Details
- o Plan ref: 5105-CA-02-00-DR-A-00352 PL6 Motorcycle shelter details
- o Plan ref: G3772-DSSR-EXT-XX-SK-MEP-50401 P1 Site Plan External Plant Sketch
- o Plan ref: 8605-WSP-U2-XX-DR-C-00101 P05 Omega West Phase 2, Unit 2 Contour Site Plan
- o Construction Environmental Management Plan (CEMP) Rev B
- o Plan ref: 5105-CA-02-00-DR-A-00904 PL1 HV Switch Enclosure

Highways

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

Drainage

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

- o Plan ref: 8605-WSP-U2-XX-DR-C-00512 P01 Omega West Phase 2, Unit 2 Surface Water Pumping Station Inlet Chamber General Arrangement
- o Plan ref: 8605-WSP-U2-XX-DR-C-00513 P01 Omega West Phase 2, Unit 2 Surface Water Pumping Station Wet Well General Arrangement
- o Plan ref: 8605-WSP-U2-XX-DR-C-00514 P01 Surface water pumping station valve
- o Water Framework Directive Assessment May 2022 WFD-R1
- o Management & Maintenance of Omega Sustainable Drainage 14/06/2022
- o Lighting Plan ref: CC4837 01 10m SJES Tubular column rooted & flange plaited c /w various bracket arrangements
- o Plan ref: D44749/AE/A Lighting Plan
- o Plan ref: G3772-DSSR-EXT-XX-DR-MEP-63001 P2 Site Plan External Lighting Layout
- o Plan ref: KL 3176 Rev F Lighting Column
- o Kingfisher Lighting Semita Urban Datasheet (2021)
- o Kingfisher Lighting Viva-City Flood Datasheet (2021)
- o Kingfisher Lighting Viva-City Pro Datasheet (2021)
- o Kingfisher Lighting Zactis Datasheet (2021)

Tree Protection and Ecology Plans

- o Arboricultural Implication Assessment and Method Statement (November 2021)
- o Arboricultural Plans October 2021 Rev A
- o Ecological Clerk of Works Method Statement Ref 16908-02ECW_A January 2022
- o Plan ref: POE_255_002 Rev A Unit 2 Planting Plan
- o Plan ref: POE_255_004 Rev A Indicative Planting Details
- o Plan ref: POE_255_001 Rev F Landscape General Arrangement Plan
- o Plan ref: POE_255_009 Rev B Landscape Context Plan
- o Detailed Landscape and Ecological Management Plan Rev C 16908-01
- o Landscape Management Strategy November 2021 V3
- o Himalayan Balsam Control Method Statement 16903-HBMS_FINAL
- o Pond Removal Methodology 16908-02CP_B
- o CEMP: Biodiversity (January 2022) 16908-01CP_B
- o Woodland, Tree & Hedgerow Clearance Method Statement 16908-03CP_A
- o Plan ref: POE_255_003 C Soil Strategy Plan
- o Plan ref: POE_255_005 A Indicative Cross Sections (Sheet 1 of 2)
- o Plan ref: POE_255_006 A Indicative Cross Sections (Sheet 2 of 2)
- o Plan ref: POE_255_007 E Infrastructure Works
- o Plan ref: 16908-01RM_A Rev B Bird & Bat Box locations
- o 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.
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 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:

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

Highways

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

Drainage

- o Water Framework Directive Assessment May 2022
- o Omega West Phase 3, Unit 3, Drainage Strategy Report Plan ref:8605/003
- o Plan ref: 8605-WSP-U3-XX-DR-C-00520 P01 Sections through watercourse
- o Plan ref: 8605-WSP-U3-XX-DR-C-00517 P01 Omega West Phase 3, Unit 3 Basin Sections
- o Plan ref: 8605-WSP-U3-XX-DR-C-00514 P01 Omega West Phase 3, Unit 3, Surface Water Pumping Station Valve Chamber General Arrangement
- o Plan ref: 8605-WSP-U3-XX-DR-C-00513 P01 Unit 3 Surface Water Pumping Station Wet Well General Arrangement
- o Plan ref: 8605-WSP-U3-XX-DR-C-00512 P01 Unit 3 Surface Water Pumping Station Inlet Chamber General Arrangement
- o Plan ref: 8605-WSP-U3-XX-DR-C-00511 P01 Unit 3 Pumping Station Compound Standard Details
- o Plan ref: 8605-WSP-U3-XX-DR-C-00510 P02 Unit 3 Pumping Station Compound General Arrangement
- o Plan ref: 8605-WSP-U3-XX-DR-C-00509 P01 Unit 3 Whittle Brook 8m Buffer Zone Proposed Works
- o Plan ref: 8605-WSP-U3-XX-DR-C-00508 P02 Unit 3 Whittle Brook 8m Buffer Zone Extent
- o Plan ref: 8605-WSP-U3-XX-DR-C-00507 P01 Unit 3 Basin Head Wall Details
- o Plan ref: 8605-WSP-U3-XX-DR-C-00506 P01 Unit 3 Basin Sections
- o Plan ref: 8605-WSP-U3-XX-DR-C-00505 P02 Unit 3 Basin Plan

- o Plan ref: 8605-WSP-U3-XX-DR-C-00504 P02 , Unit 3 Overland Flood Flow Exceedance Routing
- o Plan ref: 8605-WSP-U3-XX-DR-C-00503 P01 Unit 3 Surface Water Manhole Schedule
- o Plan ref: 8605-WSP-U3-XX-DR-C-00502 P01 Unit 3 Foul Drainage Manhole Schedule
- o Plan ref: 8605-WSP-U3-XX-DR-C-00501 P02 Unit 3 Surface Water Drainage Layout
- o Plan ref: 8605-WSP-U3-XX-DR-C-00500 P02 Unit 3 Foul Drainage Layout

Lighting

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

Tree Protection and Ecology Plans

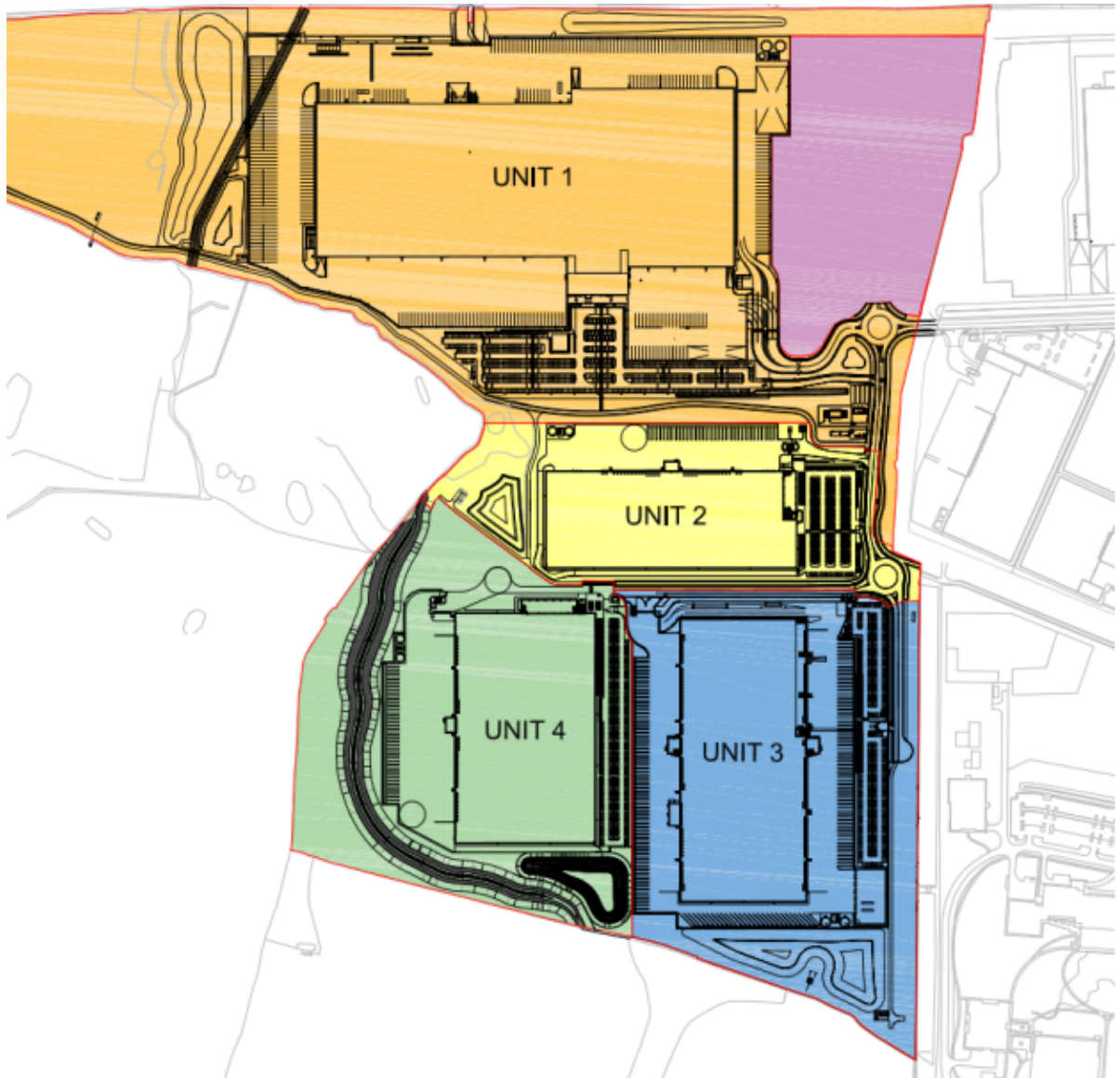
- o Arboricultural Implication Assessment and Method Statement March 2022 and Tree
- o Protection Plans
- o Ecological Clerk of Works Method Statement March 2022 V2
- o Plan ref: POE_255_011 Rev A 1 Planting Plan
- o Plan ref: POE_255_013 Indicative Planting Details
- o Plan ref: POE_255_010 Rev A Landscape General Arrangement Plan
- o Detailed Landscape and Ecological Management Plan Rev A V2 received on 28/06/2022
- o Landscape Management Strategy February 2022 Rev A
- o Himalayan Balsam Control Method Statement July 2020
- o Plan ref: 16908-01BB_A Rev A Bird and Bat Box locations
- o Pond Removal Methodology
- o CEMP: Biodiversity (February 2022)
- o Plan ref: POE_255_008 Rev C Soft Landscape Infrastructure Works
- o Plan ref: POE_255_012 REV A Soil Strategy Plan
- o 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.
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.

10. IMAGES



Phasing Plan



Application site (Unit 2 Foreground, Unit 3 Background)



Access road to Unit 4. Unit 3 shown.



View towards the plot for Unit 4 with diverted brook to the right.



View towards plot of Unit 4 before completion of the river diversion



Further views of river diversion works.