

PLANNING COMMITTEE

At a meeting of this Committee held on
27 October 2020

(Present) **Councillor D Long (Chairman)**
Councillors Banks, Bowden, Burns, Clarke, Gomez-Aspron,
J Johnson, Jones, Maloney, McCauley, McDonnell,
Osundeko, Pearl, Tasker and van der Burg

8 APOLOGIES FOR ABSENCE

There were no Apologies for absence.

9 MINUTES

* **Resolved that the minutes of the meeting held on 6 October 2020, be approved and signed.**

10 DECLARATIONS OF INTEREST FROM MEMBERS

No Declarations of Interest from Members were made.

11 PLANNING APPLICATIONS FOR DECISION BY THE COMMITTEE

* **Resolved that the planning applications be dealt with as shown below:**

P/2020/0061/HYBR

**Land To The West Of Omega South &
South Of The M62 Bold**

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).

In presenting the application to Members, the Services Manager, Development and Building Control (SMDBC) gave a presentation to the Committee which detailed the following:

- Location Plan: Aerial photograph of the application site
- Application: Full and Outline / Illustrative Masterplan
- Full Application: landscaping
- Outline Application
- Floorspace Comparison
- Location and Development

PLANNING COMMITTEE

- Historic environment
- Visual Amenity

The Committee were also informed that since publication of the agenda an additional representation had been received. A summary of this representations was presented to the Committee.

Four residents joined the meeting to present their objections to the application. Three residents presented their objections to Members however, one resident prior to making their representation, lost contact with the Committee

In accordance with the remote meetings protocol, the Team Leader (Development Control) read out to the Committee the resident's pre-submitted statement which outlined their objections to the application, after which Councillor O'Keefe presented his individual case to the Committee.

The Agent and Applicant then presented their case to the Committee.

Decision Grant Planning Permission subject to the completion of an agreement under section 106 of the Town and Country Planning Act 1990, the Secretary of State not wishing to intervene and the following conditions:

Condition which applies to Full and Outline

1. The development hereby approved permits a total of 205,500 sq.m (circa 2, 210, 500sq.ft) of floorspace within the red line application site. There will be a 30% B2 and 70% B8 split within this total floorspace in accordance with the Environmental Statement Volume 1 chapter 3 point 3.3.7.

Conditions for the full application.

2. The works hereby permitted must be begun within 3 years of the date of this decision notice.
3. The development shall be carried out in accordance with the following plans unless otherwise required by another condition.

Plans

- OPP DWG. 2 4150-00001-PL6 Site Location Plan
- OPP DWG. 3.1 4150-05105-PL4 Parameters Plan 1 - Outline and Detailed Application Boundaries
- UNIT 1 DWG. 1 6385 – 181 Rev. G Proposed Site Layout Plan
- INFRA DWG. 14.1
- 5969-Z8-BR-100 Rev. A Bold Hall Bridge South Ramp Works

Floorplans

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

Elevations

PLANNING COMMITTEE

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

Associated Infrastructure

- UNIT 1 DWG. 15 6385 - 192 Gate Details
- UNIT 1 DWG. 8, 9 & 10 6385 - 188 Rev. A Gatehouse, Smoking Shelter & Cycle Shelter Details
- UNIT 1 DWG. 28 CPW-190081-M-SK-03-P6 Mechanical and Electrical Plant

Locations Sketch

- INFRA DWG. 22 4150-CA-00-00-DR-A-P1 Primary Substation Elevations
- INFRA DWG. 23 4150-CA-00-00-DR-A-P2 Typical Customer Substation
- INFRA DWG. 24 4150-CA-00-00-DR-A-P2 Substation Fencing Plan
- INFRA DWG. 25 4150-CA-00-00-DR-A-P1 Typical Gas Governor
- UNIT 1 DWG. 16 190081-E-EXT-

Levels

4. 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. C Full Proposed Levels and INFRA DWG. 20 5969-Z8-EWK-201 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.

Removal of Permitted Development

5. Unit 1, hereby shown on 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, unless planning permission is sought from and granted by the Council as Local Planning Authority.
6. 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 Council as Local Planning Authority.

Air Quality

7. 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. G 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

PLANNING COMMITTEE

shown on the Proposed Site Plan) shall be provided subject to demand. The infrastructure shall remain in perpetuity.

Noise

8. 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. 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, 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 prior to commencement of development. 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, Omega Zone 8, St Helens /TJ Morris Ltd dated April 2020." prepared by Quod on behalf of TJ Morris Ltd.
10. 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 with the Local Planning Authority. Only the approved details shall be implemented.
11. 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 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.
12. Unless otherwise agreed in writing with the Local Planning Authority, 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 – 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.
13. The Operation Noise Management of the site shall be carried out in accordance with the details provided in the document titled " Unit 1, Omega

PLANNING COMMITTEE

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 with the Local Planning Authority.

14. Full details of the acoustic noise barriers identified in Environmental Statement in Chapter 7 (Noise and Vibration) Document No. OPP DOC.11.7 dated Dec 2019 carried out 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.

Highways

15. Prior to first occupation of unit 1, the proposed new bus stop / shelter infrastructure, as illustrated in Figure 4-2 of the Transport Assessment shall be implemented in accordance with precise scheme details that have first been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented.
16. A scheme for the design and construction of the site access point and roundabout at Catalina Way shall be submitted to and approved in writing by the Local Planning Authority. The access shall be designed in accordance with the principles set out in the approved site layout plan (ref: 6385-181 G). The approved scheme shall subsequently be constructed to binder course surfacing level and completed prior to occupation of unit 1. The access shall be kept available for use at all times.
17. 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.
18. 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 G. 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.
19. Prior to the first occupation Unit 1, a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include immediate, continuing, and long-term measures to promote and encourage alternative modes of transport to the single-occupancy car. For the avoidance of doubt, the travel plan shall include but not be limited to:
 - Operational details of a shuttle bus service;
 - Involvement of employees;
 - Information on existing transport policies, services and facilities, travel behaviour and
 - attitudes;
 - Updated information on access by all modes of transport;

PLANNING COMMITTEE

- Resource allocation including Travel Plan Coordinator and budget;
 - A parking management strategy;
 - A marketing and communications strategy
 - Promotion of car sharing initiatives
 - Provision of on-site cycle storage
 - An action plan including a timetable for the implementation of each such element of the above
 - Mechanisms for monitoring, reviewing and implementing the travel plan
 - The details (name, address, telephone number and email address) of the Travel Plan Coordinator.
 - 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
 - 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.
20. 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.
21. Prior to occupation of Unit 1 the Phase 1 roads as shown on WSP Drawing No. 5969-Z8-GA 117/B shall be built to the approved standards and available for use.
22. 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) should be implemented, to ensure the junction lane use and exit geometry is consistent with traffic modelling submitted.
23. No construction work relating to the proposed mitigation in Condition (22) above shall commence until the developer has submitted full design & construction details of the required improvements between M62 J8 and Skyline Drive / Fairchild Road roundabout and remarking of M62 exit slip; such details to be agreed by the LPA, in consultation with the Secretary of State and shown in preliminary form on drawing 11191042_SK326, including:
- I. How the scheme interfaces with the existing highway alignment, carriageway,
 - II. markings and lane designations;
 - III. Full signing and lighting details;
 - IV. Confirmation of full compliance with current Departmental Standards (DMRB) and Policies (or approved relaxations / departures from standards);
 - V. Independent Stage 1 and Stage 2 Road Safety Audits carried out in accordance with current Departmental (DMRB) and Advice Notes.

PLANNING COMMITTEE

24. 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.
25. 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.

Construction Management

26. The development shall be carried out in accordance with the following plans, unless otherwise agreed in writing with the Council as Local Planning Authority.
 - Amended Construction Environment Management Plan Unit 1: Doc 7, Omega Zone 8, St Helens /TJ Morris Ltd dated April 2020 prepared by Quod on behalf of TJ Morris Ltd. Received on 13/08/2020; and
 - Amended INFRA DOC. 1 Construction Environmental Management Plan – INFRA Parts 1 to 4. Received on 13/08/2020

For the avoidance of doubt the measures in the construction management plans includes 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.

27. Notwithstanding condition 26, wheel wash facilities must be provided in proximity of the application site egress location and shall remain in place during the course of construction.
28. Notwithstanding condition 26 a plan showing the location of containers, material delivery and storage area, any HGV parking areas shall be submitted to and approved in writing within 2 weeks of work commencing on the site. Only the approved details shall be implemented.

Ecology

29. The removal and eradication of invasive species on the full and outline 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.*
30. 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

PLANNING COMMITTEE

construction and landscaping.

31. Notwithstanding 'INFRA DWG. 12 16903-11ES Rev. C Bat Box Proposals'; prior to the first occupation of unit 1, details of bat boxes within the boundary of the full/detailed element of this application (as shown on OPP DWG. 3.1 4150-05105-PL4) shall be submitted to and approved in writing with 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.
32. Notwithstanding 'INFRA DWG. 13 16903-12ES Rev. C Bird Box Proposals, prior to the first occupation of unit 1, details of bird boxes within the boundary of the full/detailed element of this application (as shown on ref:4150-05105-PL4) shall be submitted to and approved in writing with 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.
33. Notwithstanding the proposed planting listed in condition 35 the field maple (*Acer campestre*), shall be with hawthorn or holly. *Viburnum opulus* shall be replaced in hedgerow planting with blackthorn and in woodland edge planting it should be replaced by an increase in other native species listed.
34. 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.

Landscaping

35. All landscaping and tree planting must be in accordance with the specifications and details within the documents:-

Overall

- OPP DWG. 5 POE_199_001 Rev. H Landscape Strategy
- INFRA DWG. 17 POE_199_007 Rev. A Tree Planting Landscape Details
- INFRA DWG. 18 POE_199_009 Rev. G Full Landscape Proposals
- INFRA DWG. 21 POE_199_010 Rev. D Detailed Application Site Context

Around Unit 1

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

Landscape Proposals

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

PLANNING COMMITTEE

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

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

Boundaries

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

All specified landscaping works must 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, are removed or become seriously damaged or diseased, must 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.

36. All landscape planting works must be inspected annually during the month of August, each year for the first 5 years after planting. The inspections must record the health and condition of trees and plants planted and assess where trees and plants need to be replaced. This report must be submitted to the Council as 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 must then be planted in the period between the 1st December and 1st March and the Council as Local Planning Authority informed when all re-planting works are completed.
37. All ongoing landscape management must be in accordance with the details and specifications within the documents entitled: -
- Unit 1 Doc.8 Landscape and Ecology Management Plan (LEMP) Unit 1
 - Unit 1. Doc 9a May 2020 Landscape Management Plan Unit 1
 - INFRA DOC. 2 Landscape & Ecology Management Plan – INFRA
 - 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 35 and the requirements of any other conditions. Progress, review and delivery of this management plans must be provided to the Council as Local Planning Authority annually for a period of 10 years. The Council should be provided contact details for the Management Companies appointed to implement these prior to any occupation of Unit 1 on site.

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

PLANNING COMMITTEE

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

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

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

- Tree Protection Plan Drg No RSE_3152_TPPa Rev 9
- Tree Protection Plan Drg No RSE_3152_TPPb Rev 9
- Tree Protection Plan Drg No RSE_3152_TPPc Rev V9
- 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.

40. Arboricultural Supervision and provision of an Ecological Clerk of Works must be as specified in the documents submitted with this application.
- Amended Construction Environment Management Plan Unit 1: Doc 7, Omega Zone 8, St Helens /TJ Morris Ltd dated April 2020 prepared by Quod on behalf of TJ Morris Ltd. Received on 13/08/2020
 - Amended INFRA DOC. 1 Construction Environmental Management Plan –INFRA Parts 1 to 4. Received on 13/08/2020

The Ecological Clerk of Works, Site Biodiversity Champion and Site Biodiversity Manager deployed for the duration of the construction phase on site is Andrew Arnott from The Ecology Practice. A site meeting between Site Managers, Site Biodiversity Champion and the St. Helens Trees and Woodlands Officer (01744 676189), the Countryside Development and Woodlands Officer (01744 616221) must be arranged within 2 weeks of any development taking place on site. Once the initial meeting has been held the frequency of ongoing meetings must be established along with the reporting procedure to the Council as Local Planning Authority for the duration of development on site.

Drainage Lead Local Flood Authority

41. The drainage scheme for Unit 1 shall be implemented, retained and maintained in accordance with the following plans.

PLANNING COMMITTEE

- OPP DOC. 8.1-4 Drainage Strategy Rev. 5
- OPP DOC. 1.1 Flood Risk Assessment
- UNIT 1 DWG. 24 131504 Rev. F Surface Water Drainage Layout
- UNIT 1 DWG. 25 131504 Rev. E Foul Drainage Layout Rev. D
- UNIT 1 DWG. 26 131504 Rev. E Overland Flood Flow (Exceedance) Routing
- UNIT 1 DWG. 29 131504-2230 Rev. C Western Pond Sections and Northern and Southern Swale Details
- UNIT 1 DWG. 30 131504-PC-2231 Rev. A Ordinary Watercourse Diversion
- UNIT 1 DWG. 31 131504 Rev. B Head Wall Outfall and Tree Removal Plan
- UNIT 1 DWG. 32 131504 2110 Rev. B Watercourse Diversion Works General Arrangement
- UNIT 1 DWG. 33 131504 Watercourse Diversion Works Long-sections
- OPP DWG. 11 5969-Z8-GA-117 Drainage Maintenance Plan Rev. A

No further section of Barrow Brook shall be removed than has been shown on the plans.

Environment Agency

42. No development shall take place within the 8 metre wide buffer zone alongside Whittle Brook watercourse until the Construction Environmental Management Plan and Landscape Environmental Management Plan are updated to include details of maintenance regimes and details of treatment of site boundaries and/or buffers around water bodies. Any subsequent variations shall be agreed in writing by the local planning authority. Only the approved details shall be implemented.
43. Within 6 months of works commencing on site a scheme providing details of management responsibilities for the undeveloped 8m buffer to Whittle Brook, has been submitted and approved in writing by the local planning authority. 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.

United Utilities

44. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No. 70060349-FRA August 2020) which was prepared by WSP. No surface water will be permitted to drain directly or indirectly into the public sewer. 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. The development shall be completed in accordance with the approved details.

Ground Conditions

45. Prior to the first occupation of unit 1, a verification report which confirms the successful decommissioning of boreholes within zones 2 and 3 as shown on plan ref: LA100018360 2020 (attached to the LPA Contaminated Land officers response) and in accordance with the submitted strategy (WSP, Omega Zone 8, Monitoring Well Decommissioning Strategy, 17th March 2020), shall be submitted to and agreed in writing with the Local Planning Authority.

PLANNING COMMITTEE

Lighting

46. Prior to the first occupation of unit 1 a lighting scheme for the cycle pathway shall be submitted to and agreed in writing with the Local Planning Authority. The lighting scheme shall take into consideration and include measures to protect the ecology. The approved lighting shall be implemented.

Local Employment

47. 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.
48. 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 District 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.

49. Notwithstanding plan ref: UNIT 1 DWG. 27 6385 - 197 Indicative fuelling & Vehicle Wash Details and the site layout plan 6385 – 181 Rev. G, scaled drawings of the fuelling and vehicle wash, sprinkler house, tanks as cage storage as indicated on the layout plan shall be submitted to and approved in writing with the Local Planning Authority prior to installation. Only the approved details shall be implemented.

Conditions for Outline Application.

50. All applications for reserved matters must be made within three years of the date of this decision notice and development must be commenced before the expiration of two years from the final approval of the reserved matters or, in the

PLANNING COMMITTEE

case of approval on different dates, the final approval of the last such matter to be approve.

51. The sites levels shall be constructed in accordance with those shown on plans;
- OPP DWG. 8 5969-Z8-EWK-100 Rev. B Outline Proposed Levels
 - 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.

52. 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 Council as Local Planning Authority; (i) appearance, (ii) landscaping, (iii) scale and (iv) layout. The development shall be carried out in accordance with the reserved matters as approved.
53. Reserved matters applications for layout, 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.
54. 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.
55. Reserved matters applications for layout shall take account of Whittle Brooke prior to and after diversion. Any layout shall demonstrate that there is no development within the 8 metre buffer either side of the bank top.
56. The gross external floor space area of any building in use class B8 or B2 (including any ancillary office B1a) submitted with any reserved matters application shall not be less than 27,870 sq.m (300,000 sq.ft).
57. 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(s) shall state the ground floor area dimensions and what element will be B8 and B2.

Lighting

58. 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 baffels 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.

Construction Environmental Management Plan

59. 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

PLANNING COMMITTEE

writing with the Local Planning Authority. The CEMP shall include but not be limited to;

- Details of phasing
- A dust management plan which includes details of the proposed dust monitoring programme, both before and during construction, with proposed locations and duration of monitoring
- Details of how pre-commencement checks for badgers and water voles will be undertaken.
- Method statement for the protection of English Bluebells present within Duck Wood and/or elsewhere on site
- Reasonable Avoidance Measures for protected species including bats and breeding birds
- Method statement for the felling of trees
- Construction traffic routes, which shall include a primary traffic route
- The local and number of parking spaces for contractors
- Temporary roads/areas of hard-standing
- A schedule for large vehicles delivering/exporting materials to and from site;
- A scheme of street sweeping/street cleansing;
- Details of lighting which is designed to minimise impacts on residential amenity and ecology.
- The identification of a minimum [8 metre] buffer zone from the west and southern boundary from in which no construction activity can take place.
- A surface water management plan
- Contact details of the principle contractor
- Confirmation that the principles of Best Practicable Means for the control of noise and vibration will be employed, as defined within the Control of Pollution Act 1975.
- 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.

60. Reserved Matters applications shall be in accordance with the following parameter plans and details;

- OPP DWG. 3.1 4150-05105-PL4 Parameters Plan 1 - Outline and Detailed Application Boundaries
- OPP DWG. 10 POE_199_011 Parameter Plan 3: Outline Landscape
- No building shall exceed the overall height of 19 metres.

Local Employment

61. 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:

PLANNING COMMITTEE

- 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 the 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.

62. Prior to the commencement of each phase of the development or each 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. The development shall be implemented in accordance with the agreed Scheme.
63. 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;

PLANNING COMMITTEE

- e) A procedure for monitoring the Local Employment Scheme and reporting the results of such monitoring to the District 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.

Ground Conditions

64. Prior to the commencement of development within zone 4 as shown on plan ref: LA100018360 2020;
- a) 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.
 - b) 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>).

65. Prior to occupation/ commencement of use of any phase of the development within zone 4 as shown on plan ref: LA100018360 2020;
- a) 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; 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>).

Landscaping

66. Any reserved matters application must 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 must retain, as a minimum the areas illustrated as "Existing Woodland / Trees / Vegetation to be retained and

PLANNING COMMITTEE

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 must be to at least BS 5837 (2012) standard. Method statements must also be included; particularly where there are impacts to root protection areas and ground protection or special no dig surfacing is required. All measures must 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).

67. Any reserved matters application must include an: -

- Arborist Clerk of Works Method Statement
- Ecological Clerk Works Method Statement

All tree work and hedgerow removal specified in these documents must be to BS3998 (2010), with no felling taking place between the period 1st March to 1st September, unless otherwise clearly specified methodologies for Arboricultural and ecological supervision and inspection aimed at avoiding disturbance to breeding birds and protected species, which must be detailed and specified within these documents.

All tree work must also be supervised by the Arboricultural Supervisor for the site and the details of the provision of a Biodiversity Champion for the site must also be included within these documents. The contact details for the Arboricultural Supervisor / Ecological Clerk of Works and Site Biodiversity Champion, along with the dates of initial site meetings between Site Managers, Site Biodiversity Champion and the St. Helens Trees and Woodlands Officer (01744 676189), the Countryside Development and Woodlands Officer (01744 616221) must be provided prior to any development taking place on site. In addition to the contact details for the Site Biodiversity Champion.

Once the initial meeting has site been held the frequency of ongoing meetings must be established along with the reporting procedure to the Council as Local Planning Authority for the duration of development on site.

68. Any reserved matters application must provide fully specified landscape plans and all plans must include and provide supporting information and :-

- 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.12 5969-Z8-SK-015 Rev. D Watercourses Diversion Route and Sections, submitted with this application.
- Include detailed designs and planting specifications, including cross sections, for all water bodies, including river diversions, being created on site.

PLANNING COMMITTEE

- Include the removal of rhododendron and under planting of existing retained woodlands using appropriate native woodland species.
- Include specifications for all other soft and hard landscape details for 'ecological' areas as well as within the developed areas of the site.
- Include the design and specification of any paths and tracks to be constructed, which must 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).
- Include 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 Council as Local Planning Authority.
- Include a detailed maintenance programme and schedule for all landscaping completed on site.

All specified landscaping works must 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 council as 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.

69. All landscape planting works must be inspected annually during the month of August, each year for the first 5 years after planting. The inspections must record the health and condition of trees and plants planted and assess where trees and plants need to be replaced. This report must be submitted to the Council. as 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 must then be planted in the period between the 1st December and 1st March and the Council as Local Planning Authority informed when all re-planting works are completed.
70. Any reserved matters application must 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 must include: -
- Detailed maintenance and management schedules / programmes for the landscape areas illustrated as being retained and created within the "Parameters Plan 3 Outline Landscape (OPP Planning) Drawing No. POE_199_011" submitted with this application.
 - Use the principles identified within the documents "Omega Zone 8: Landscape Strategy December 2019 (Rev C 05.08.20) and Omega Zone 8: Landscape Maintenance Strategy March 2020 Rev D Issued 05.08.20.
 - Include the management of ponds, wetlands and rivers / streams being created on site.
 - Provide methodologies for the control of invasive species such as Himalayan balsam and rhododendron.

PLANNING COMMITTEE

- Provide details of nest box specification and locations for bird and bat species on site, which must include provision of barn owl boxes.

Progress, review and delivery of this management plans must be provided to the Council as Local Planning Authority annually. The Council should be provided contact details for the Management Companies appointed to implement these management companies prior to any use of any buildings onsite. The approved details shall be implemented.

Ecology

71. 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*'.
72. Reserved matters applications shall be supported by updated bat surveys.
73. 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.
74. 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 with 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.
75. 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 with any reserved matters application [this trigger needs considering] and the details and findings submitted to agreed in writing with the Local Planning Authority.
76. 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 Council as 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.
77. 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.

PLANNING COMMITTEE

Drainage

78. 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 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.
79. Prior to occupation of the development in a phase a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum: identification of the responsible/adopting authority / undertaker / management company and the inspection and ongoing maintenance regime throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Environment Agency

80. No development shall take place until a scheme for the provision and management of an 8 metre wide buffer zone alongside the watercourse has been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping. The scheme shall include:
- a) plans showing the extent and layout of the buffer zone .
 - b) details of any proposed planting scheme (for example, native species) .
 - c) details demonstrating how the buffer zone will be protected during development and managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan

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.

81. No development shall take place until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), has been submitted to, and approved in writing by, the local planning authority. 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.

PLANNING COMMITTEE

The scheme shall include the following elements:

- details of maintenance regimes
- details of any new habitat created on-site
- details of treatment of site boundaries and/or buffers around water bodies
- details of management responsibilities
- Whittle Brook channel long section showing existing and proposed bed levels. This should indicate change in channel length and associated gradient, any change should be assessed with regard to hydromorphology and biological quality elements in the WFD assessment.
- Indicative channel cross-sections to represent all design proposals (i.e. 2-stage channel, inset berms and any changes at proposed meanders).
- Geomorphology surveys to inform detailed design proposal to be provided to the Environment Agency, including data on the reference reach.

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.

Highways

82. 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.
83. 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.
84. The development shall provide internal connected pedestrian/cycle links north to the M62 overbridge of PRow 102, east to Catalina Way and east to Omega Boulevard/Orion Boulevard to the principles of Chetwoods Drawing No.4150-05100-SK15 Indicative Masterplan in accordance with a timetable for implementation to be submitted and approved in writing by the Local Planning Authority.
85. Within 6 months of a building being occupied, a Travel Plan for that building shall be submitted to and approved in writing by the Council as Local Planning Authority. The plan shall include immediate, continuing and long-term measures to promote and encourage alternative modes of transport to the single-occupancy car. For the avoidance of doubt, the travel plan shall include but not be limited to:
 - Operational details of a shuttle bus service;
 - Involvement of employees;
 - Information on existing transport policies, services and facilities, travel behaviour and attitudes;
 - Updated information on access by all modes of transport;
 - Resource allocation including Travel Plan Coordinator and budget;
 - A parking management strategy;

PLANNING COMMITTEE

- A marketing and communications strategy;
 - An action plan including a timetable for the implementation of each such element of the above; and
 - Mechanisms for monitoring, reviewing and implementing the travel plan.
86. 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 Council 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.
87. 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 electric vehicle charge point and 1 priority parking space for hybrid and electric vehicles for 30 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.
88. 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.

Noise

89. 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
90. 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 prior to commencement of development. Any such plant shall only be operated in accordance with the approved details.
91. 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.
92. 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.

PLANNING COMMITTEE

93. Unless otherwise agreed with the Local Planning Authority, 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.

94. 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 Environmental Statement in Chapter 7 (Noise and Vibration) Document No. OPP DOC.11.7 dated Dec 2019. The updated assessment shall seek to minimise noise emanating from the development and detail any mitigation required.

95. Prior to the commencement of development on each phase or with the submission of a reserved matters application the developer shall submit a piling method statement, to be approved by the Local Planning Authority. The piling work shall be undertaken in accordance with the approved method statement: The method statement shall include the following details:

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

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, in writing, a 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:

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

97. Prior to the commencement of any B2 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 LPA, all agreed

PLANNING COMMITTEE

mitigation measures shall be implemented prior to the commencement of use.

98. 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 Environmental Statement in Chapter 7 (Noise and Vibration) Document No. OPP DOC.11.7 dated Dec 2019 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.
99. Prior to the first use of each phase or reserved matters, the unit(s) 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.
100. As part of any reserved matters submission, notwithstanding the layout may change, chilled goods shall be prohibited within the dashed orange area as shown on plan ref:Omega 7.7 residual noise contour/chilled goods operation plan ref:UK RA B600 dated 19/12/2019.

Drainage

101. Notwithstanding the requirements of condition 78 and 79, 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:
 - Diversion of Whittle Brook design to include increased capacity within the watercourse to reduce the flood risk currently affecting the proposed development site.
 - 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.
 - 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

12 CURRENT PLANNING APPEALS

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

- * **Resolved that the report and verbal update be noted.**

PLANNING COMMITTEE

13 PLANNING APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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

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

14 CURRENT ENFORCEMENT CASES

A report was submitted which informed Members of the current position with regard to enforcement cases.

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

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