



Development Services - Planning St Helens Council Town Hall
Victoria Square
St Helens
Merseyside
WA10 1HP

07 August 2020

F.A.O. Jennifer Bolton

Dear Jennifer

HYBRID PLANNING APPLICATION (REF. P/2020/0061/HYBR) FOR B2 / B8 LOGISTIC DEVELOPMENT LAND TO THE WEST OF OMEGA SOUTH &, SOUTH OF THE M62, BOLD

On behalf of Omega St Helens Limited and T.J. Morris Limited, and further to recent discussions, we are pleased submit a package of Revised & Additional Information (Aug 2020) which has been prepared, primarily, in response to the recent consultation comments received from the EA regarding the proposed Whittle Brook watercourse diversion.

In summary the revised and additional information addresses the following amendments to the development proposals:

Outline Proposals

- Whittle Brook watercourse diversion route realigned – indicative route moved further east into the site and away from the perimeter of the application site.
- Whittle Brook watercourse diversion outline design amended to include 8m buffer zone to each side of realigned route.
- Outline area indicative masterplan (**OPP DOC.11.33a Omega Zone 8 ES Figure 3.1**) layout amended to accommodate realignment of the watercourse diversion – Unit 4 plot and building footprint reduced (revised floorspace remains unchanged due to the potential for the addition of mezzanine levels within any of the new buildings).

Detailed Proposals

- East – west cycleway / footpath has been realigned to accommodate both the 8m offset for the watercourse and the corresponding batters.
- Unit 1 southern boundary and service yard has been moved northwards by varying degrees to accommodate the revised footpath alignment and associated changes in levels within the service yard.
- The level changes in the service yard have required the revision of the footprint of the Unit 1 western attenuation basins and the associated servicing and plant areas.
- 2m close boarded timber fence now shown along the extent of the northern boundary adjacent to the motorway in response to Highways England's consultation request.
- Increase in height of proposed timber board fence on the southern boundary from 3m to 3.5m to address changes in light spill on the realigned cycleway / footpath.
- Updated Unit 1 layout drawings also show an additional baler to the north elevation, along with some minor repositioning of the compactors and adjacent dock levellers in order to accommodate the baler. The associated canopy has also widened accordingly.

The following planning application drawings and supporting documents have therefore been updated or provided as new (highlighted in bold) pieces of information:

Outline Proposals

Plans

OPP DWG. 1	4150-05100-SK15 Indicative Masterplan
OPP DWG. 3.1	4150-05105-PL4 Parameters Plan 1 - Outline and Detailed Application Boundaries
OPP DWG. 3.2	4150-00007-PL9 Parameters Plan 2 - Maximum Building Heights Plan
OPP DWG. 5	POE_199_001 Rev. F Landscape Strategy
OPP DWG. 6	POE_199_002 Rev. B Indicative Landscape Sections
OPP DWG. 7	POE_199_008 Indicative Outline Landscape Proposals
OPP DWG. 8	5969-Z8-EWK-100 Rev. B Outline Proposed Levels
OPP DWG. 9	5969-Z8-EWK-101 Rev. B Outline Proposed Sections
OPP DWG. 10	POE_199_011 Parameter Plan 3: Outline Landscape
OPP DWG. 12	5969-Z8-SK-015 Rev. C Parameter Plan 4: Watercourse Diversion
OPP DWG. 13	5969-Z8-SK-009 Rev. D Indicative Watercourse Diversion Route & Sections



OPP DWG. 14	5969-Z8-SK-016 Rev A Indicative Watercourse Diversion Long Sections
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Documents

OPP DOC. 1.1	Flood Risk Assessment Main Text
OPP DOC. 1.2	Flood Risk Assessment Appendix A
OPP DOC. 1.3	Flood Risk Assessment Appendix B
OPP DOC. 1.4	Flood Risk Assessment Appendix C-F
OPP DOC. 1.5	Flood Risk Assessment Appendix G-H
OPP DOC. 1.6	Flood Risk Assessment Appendix I
OPP DOC. 8.1	Drainage Strategy Rev. 5 Main Text & Appendix A-B
OPP DOC. 8.2	Drainage Strategy Rev. 5 Appendix C
OPP DOC. 8.3	Drainage Strategy Rev. 5 Appendix D, E & F
OPP DOC. 8.4	Drainage Strategy Rev. 5 Appendix G
OPP DOC. 8.4	Drainage Strategy Rev. 5 Appendix H
OPP DOC. 9	Water Framework Directive
OPP DOC. 11.22q	ES Vol. 2 Appendix 9.19 Tree Protective Fencing
OPP DOC. 11.24	ES Vol. 2 Appendix 11.1 Indicative Cross Sections
OPP DOC. 11.31c	ES Vol. 3 Fig. 1.3 Planning Extents
OPP DOC. 11.33a	ES Vol. 3 Fig. 3.1 Project Description Figures
OPP DOC. 11.38d	ES Vol. 3 Fig. 10.4 Landscape Strategy
OPP DOC. 11.50	ES Vol. 4 Non-Technical Summary
OPP DOC. 14	Landscape Strategy Document Rev. C

Detailed Proposals

Plans

UNIT 1 DWG. 1	6385 – 181 Rev. G Proposed Site Layout Plan
UNIT 1 DWG. 11	6385 – 189 Rev. G Proposed External Finishes Plan
UNIT 1 DWG. 12	6385 – 190 Rev. E Dropped Kerb & Tactile Paving
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. 14	6385 – 191 Rev. H Fencing Details



UNIT 1 DWG. 16	190081-E-EXT-XX-01 P4 External Lighting Strategy /Lux Levels / Light spill Rev. P4
UNIT 1 DWG. 17	131504 Rev. D Detailed Plot - Visibility splays
UNIT 1 DWG. 18	131504 Rev. B Detailed Plot – Tracking sheet 1 of 2
UNIT 1 DWG. 19	131504 Rev. B Detailed Plot – Tracking sheet 2 of 2
UNIT 1 DWG. 24	131504 Rev. E Surface Water Drainage Layout Rev. D
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. 28	CPW-190081-M-SK-03-P6 Mechanical and Electrical Plant Locations Sketch
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
INFRA DWG. 1.2	5969-Z8-GA-101 Rev. F Highways Works General Arrangement Sheet 2 of 2
INFRA DWG. 2.2	5969-Z8-GA-103 Rev. E Highways Works Pavement Construction Sheet 2 of 2
INFRA DWG. 4.2	5969-Z8-RP-101 Rev. E Highways Works Proposed Contours & String Annotation Sheet 2 of 2
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. 16	POE_199_006 Rev. C Indicative Landscape Sections
INFRA DWG. 18	POE_199_009 Rev. G Full Landscape Proposals
INFRA DWG. 19	5969-Z8-EWK-200 Rev. C Full Proposed Levels
INFRA DWG. 20	5969-Z8-EWK-201 Rev. C Full Proposed Sections
INFRA DWG. 21	POE_199_010 Rev. D Detailed Application Site Context
INFRA DWG. 26	POE_199_005b Rev. F Detailed Planting Plan Sheet 2 of 2
INFRA DWG. 27	5969-Z8-GA-117 Rev. B Highways Phasing & Completion Plan

Documents

UNIT 1 DOC. 7	Construction Environmental Management Plan – UNIT 1 (Detailed Application Area) Parts 1 to 4
UNIT 1 DOC. 8	Landscape & Ecology Management Plan (LEMP) – UNIT 1
UNIT 1 DOC. 11	Highways England RAMS
UNIT 1 DOC. 12	Drainage Outfall Strategy
INFRA DOC. 1	Construction Environmental Management Plan – INFRA Parts 1 to 4



INFRA DOC. 3b	Landscape Management Plan – INFRA
INFRA DOC. 6	Highways Maintenance & Management Statement

With particular regard to the Environmental Statement (ES) Addendum we can confirm that the ES submitted in December 2019 and the updated Biodiversity ES chapter (OPP DOC.11.9) submitted in June 2020 have been reviewed considering these changes and the following sections detail the results of this review and any amendments that are required to be considered in combination with the submitted ES and updated Biodiversity ES chapter. Competent experts for each of the environmental topics have reviewed the post-submission changes to the Proposed Development and have considered whether any amendments are required to the Environmental Statement. The conclusions of this review are detailed in the ES Addendum and unless stated in the Addendum, no other changes are considered to be necessary to the ES or the updated Biodiversity ES chapter as the post-submission changes to the Proposed Development are either not relevant or don't require any amendments.

The review has concluded that there are no changes to the assessment or conclusions presented in either the ES submitted in December 2019 or the updated Biodiversity chapter (OPP DOC.11.9) submitted in June 2020 as a result of the post-submission changes to the Proposed Development, and therefore the assessment of effects remains valid.

In tandem, the Flood Risk Assessment (OPP DOC. 1), Drainage Strategy (OPP DOC. 8) and Water Framework Directive (OPP DOC. 9) have also been updated. For the purposes of consultation, we have provided "Clean" and "Tracked" changes of the FRA and WFD to allow consultees to clearly see the changes that have been implemented. To avoid confusion however, we would however ask that only the "Clean" versions of these documents are uploaded to the Council's website.

In terms of the Drainage Strategy this has been updated following the reduction in footprint area of Unit 4, which results in a reduction in proposed impermeable area and a corresponding reduction in the attenuation storage requirement. The Drainage Strategy has also been updated to reflect the hydrology of Barrow Brook, following a visit to the site, and indicative storage requirements for the expansion land.

In undertaking this review of the application documents, we have considered whether there was a need, in light of the reduced developable area / footprint of Unit 4 to revisit the

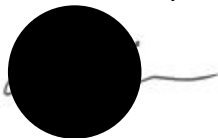


Alternative Sites Assessment (ASA) methodology and findings. However, on the basis that the ASA has assumed a minimum floorspace figure of 300,000 sq.ft (which the applicant is willing to control through a planning condition) and the revised developable area / footprint for Unit 4 still allows for delivery of a warehouse in excess of this figure (307,000 sq.ft) it is considered that the ASA process and conclusions remain valid and do not need to be revisited.

In terms of the supporting documents associated with the detailed (Unit 1 / Infrastructure) element, the majority of these have simply been updated to include the most recent version of the site layout proposals and landscape plans. There are however a couple of new documents; the Highways England RAMS (UNIT 1 DOC. 11), Drainage Outfall Method Strategy (UNIT 1 DOC. 12) and Highways Maintenance & Management Statement (INFRA DOC. 6), which have been prepared following consultation feedback in order to avoid the need for pre-commencement conditions.

I trust you find this in order and the submitted information allows for conclusion of the outstanding consultee comments. In the meantime, if you have any queries or require any additional information please contact me directly on 07850 655937.

Yours sincerely,



Chris Gardner

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