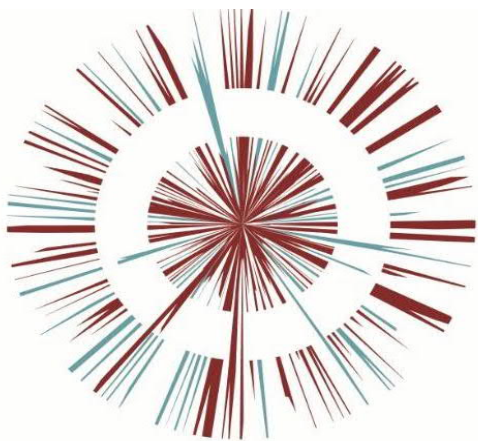




# OMEGA ZONE 8, ST HELENS

Omega St Helens Ltd / T. J. Morris Limited



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Environmental Assessment  
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Omega St Helens / T. J. Morris Limited

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# OMEGA ZONE 8, ST. HELENS

Environmental Statement Addendum

OPP DOC.17





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## **OMEGA ZONE 8, ST. HELENS**

Environmental Statement Addendum  
OPP DOC.17

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# 1 INTRODUCTION

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1.1.1. Subsequent to the submission of the planning application in December 2019, a number of changes have been made to the Proposed Development, as follows:

## OUTLINE ELEMENT

- 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 ELEMENT

- 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.

1.1.2. The Environmental Statement (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 following sections. Unless stated in the sections below, 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.

1.1.3. 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.

## 2 REVIEW OF ENVIRONMENTAL STATEMENT

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### 2.1 OPP DOC.11.1 OMEGA ZONE 8 ES CHAPTER 1 – INTRODUCTION

- 2.1.1. Reference is made to Figure 1.3 in paragraph 1.1.3. **OPP DOC.11.31c Omega Zone 8 ES Figure 1.3 Planning Extents** has been updated and is re-submitted in support of this ES Addendum to match Parameter Plan 1 (**OPP DWG. 3.1 4150-05105-PL4 Parameters Plan 1 - Outline and Detailed Application Boundaries**), which was previously submitted in support of the planning application in December 2019.
- 2.1.2. This updated version of Figure 1.3 does not require any additional assessment or any other update to the ES submitted in December 2019.
- 2.1.3. The post-submission changes to the Proposed Development do not change the St. Helens Council Screening Opinion that the Proposed Development constitutes EIA development (in accordance with the criteria outlined in Schedule 3 of the EIA Regulations 2017).

### 2.2 OPP DOC.11.2 OMEGA ZONE 8 ES CHAPTER 2 - THE EXISTING SITE

- 2.2.1. No change required.

### 2.3 OPP DOC.11.3 OMEGA ZONE 8 ES CHAPTER 3 - DESCRIPTION OF THE PROPOSED DEVELOPMENT

- 2.3.1. Table 3-1, Water, 5th bullet point, original text stated: 'The proposed diversion of the Whittle Brook watercourse will follow the perimeter of the Application Site, diverted along the western and southern boundary.' This is replaced with: 'The proposed diversion of the Whittle Brook watercourse will follow the route shown on **OPP DWG. 12 5969-Z8-SK-015 Rev D - PARAMETERS PLAN 4** and **OPP DWG. 13 5969-Z8-SK-009 Rev D - INDICATIVE WATERCOURSE DIVERSION ROUTE AND SECTIONS**'.
- 2.3.2. **OPP DOC.11.33a Omega Zone 8 ES Figure 3.1 Proposed Development** has been updated and is re-submitted in support of this ES Addendum to reflect post-submission changes to the Proposed Development.

### 2.4 OPP DOC.11.4 OMEGA ZONE 8 ES CHAPTER 4 - CONSIDERATION OF ALTERNATIVES

- 2.4.1. No change required.

### 2.5 OPP DOC.11.5 OMEGA ZONE 8 ES CHAPTER 5 - APPROACH TO EIA

- 2.5.1. No change required.

### 2.6 OPP DOC.11.6 OMEGA ZONE 8 ES CHAPTER 6 - AIR QUALITY

- 2.6.1. The Air Quality assessment presented in **OPP DOC.11.6** considered a larger footprint with the Unit 4 footprint now proposed to be reduced in size (but the total proposed floorspace remaining unaffected). For the construction phase assessment, a conservative approach was taken in the assumptions made for the construction dust risk assessment, which this design change would not be envisaged to make worse than is currently predicted.

- 2.6.2. The operational assessment considered a larger footprint, in regard to traffic flow so the assessment conducted remains valid as it considered a more conservative scenario. The predicted impacts in regard to Local Air Quality from Unit 4 would be no worse than is currently predicted, therefore, there is no change required to the assessment presented in **OPP DOC.11.6**.
- 2.6.3. Therefore, there are no changes to the assessment or conclusions presented in **OPP DOC.11.6** as a result of the post-submission changes to the Proposed Development, and therefore the assessment of effects remains valid.

## **2.7 OPP DOC.11.7 OMEGA ZONE 8 ES CHAPTER 7 - NOISE AND VIBRATION**

- 2.7.1. A worst-case has been assessed in **OPP DOC.11.7** as the assessment considered a larger project footprint with the Unit 4 footprint now proposed to be reduced in size (but the total proposed floorspace remaining unaffected). In addition, the western end of the building moves eastward, as do the HGV loading and parking bays; the design change moves noise sources further away from the closest noise sensitive receptors to the west.
- 2.7.2. The noise impact from the reduced Unit 4 footprint would be no worse than is currently predicted. Therefore, there are no changes to the assessment or conclusions presented in **OPP DOC.11.7** as a result of the post-submission changes to the Proposed Development, and therefore the assessment of effects remains valid.

## **2.8 OPP DOC.11.8 OMEGA ZONE 8 ES CHAPTER 8 - CULTURAL HERITAGE**

- 2.8.1. There are no changes to the assessment or conclusions presented in **OPP DOC.11.8** as a result of the post-submission changes to the Proposed Development, as the planning application boundary, and therefore the cultural heritage and archaeological receptors, have not changed. Therefore, the assessment of effects remains valid.
- 2.8.2. However, an error has been identified in **OPP DOC.11.21 Appendix 8 HEDBA** which includes the following text in the Executive Summary paragraph 2: 'The Hybrid Planning Application includes Planning Permission of a B8 logistics warehouse (78,967 sq.m) with ancillary office space, parking access and landscaping proposals, and Outline Planning Permission for up to 107,000 sq.m of manufacturing (B2) and logistics (B8), with ancillary offices and associated access infrastructure works.' This is replaced with the following text: 'The Hybrid Planning Application includes Planning Permission of a B8 logistics warehouse (77,084 sq.m) with ancillary office space, parking access and landscaping proposals, and Outline Planning Permission for up to 123,930 sq.m of manufacturing (B2) and logistics (B8), with ancillary offices and associated access infrastructure works.' As the planning application boundary, and therefore the cultural heritage and archaeological receptors, have not changed there are no changes to the assessment or conclusions presented in **OPP DOC.11.8**. Therefore, the assessment of effects remains valid.

## **2.9 OPP DOC.11.9 OMEGA ZONE 8 ES CHAPTER 9 - BIODIVERSITY**

- 2.9.1. The baseline presented in **OPP DOC.11.9** (submitted in June 2020) remains unaffected by the post-submission changes to the Proposed Development which all fall within the area already subject to the full suite of surveys. There are no changes to the assessment or conclusions presented in **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, as evidenced by the following:

- A single bat roost within Duck Wood (Roost 3; T115) will be lost as has previously been assessed (**OPP DOC.11.9** Table 9-7);
- Potential works affecting habitat within the outline application area are to be dealt with by a Construction Environmental Management Plan (**OPP DOC.11.9** Table 9-7);
- Pond H will be retained (**OPP DOC.11.9** Table 9-8);
- The areas of habitat loss/retention of Duck Wood remain as previously assessed (**OPP DOC.11.22p** Appendix 9.18: Habitat Loss and Creation Calculations);
- The Net Gain calculations within the Defra Biodiversity Metric remain the same (**OPP DOC.11.22p** Appendix 9.18: Habitat Loss and Creation Calculations); and
- The Tree Protection Plans have been updated to reflect the latest Unit 1 drawings (**OPP DOC.11.22q** Appendix 9.19).

## 2.10 **OPP DOC.11.10 OMEGA ZONE 8 ES CHAPTER 10 LANDSCAPE AND VISUAL**

- 2.10.1. In respect of potential visual impacts presented in **OPP DOC.11.10**, it is not considered that the proposed amendment to the indicative alignment of the Whittle Brook watercourse diversion would result in changes to the levels of impact anticipated at receptors to the south and west, nor that the number of receptors would differ. The likely reduction in loss of existing woodland is noted, but the main elements of visual impact, namely the proposed building mass/location and associated infrastructure, would be significantly screened by the small area of woodland involved. Similarly, the reduction in the building footprint of Unit 4 (with the total proposed floorspace remaining unaffected) would not change the anticipated significance of effect to those receptors with views of the buildings at the southern part of the site; based upon the overall massing of proposed building units and proximity to receptors.
- 2.10.2. In respect of the likely effects upon the landscape resource presented in **OPP DOC.11.10**, the key elements/features of resource that would be lost to the Proposed Development i.e. agricultural land, hedgerows, open fields and mature woodland remain essentially the same; albeit that the area of mature woodland lost would reduce slightly. Similarly, the anticipated effects upon landscape character, and the local landscape character types/areas would remain unchanged i.e. the introduced features would be uncharacteristic and conflict with the aspirations of the St. Helens Council landscape character assessment; noting that more recent development in relatively close proximity at OMEGA North and OMEGA South, is such that large scale commercial development is not uncharacteristic of the wider landscape.
- 2.10.3. Therefore, there are no changes to the assessment or conclusions presented in **OPP DOC.11.10** as a result of the post-submission changes to the Proposed Development, and therefore the assessment of effects remains valid.
- 2.10.4. **OPP DOC.11.38d ES Figure 10.4 Landscape Strategy** has been updated and is re-submitted in support of this ES Addendum to reflect post-submission changes to the Proposed Development.

## 2.11 **OPP DOC.11.11 OMEGA ZONE 8 ES CHAPTER 11 – WATER**

- 2.11.1. The environmental impact of the realignment of Whittle Brook has been assessed within set parameters, as shown on **OPP DWG. 12 5969-Z8-SK-015 Rev D - PARAMETERS PLAN 4**, **OPP DWG. 13 5969-Z8-SK-009 Rev D - INDICATIVE WATERCOURSE DIVERSION ROUTE AND**



## **SECTIONS, OPP DWG. 14 5969-Z8-SK-016 INDICATIVE WATERCOURSE DIVERSION LONG SECTIONS and OPP DOC. 11.24 ES VOL. 2 APPENDIX 11.1 INDICATIVE CROSS SECTIONS.**

- 2.11.2. A comparison of the cross-sectional area between a typical cross section in the initial indicative pre-detailed design proposed realignment of Whittle Brook considered in **OPP DOC.11.11** and a typical cross section in the current realignment iteration of Whittle Brook has been undertaken. The typical cross-sectional areas are 17m<sup>2</sup> and 24m<sup>2</sup> respectively. The initial indicative pre-detailed design proposed realignment retained flows for up to the 1% AEP event plus 35% climate change within the cross-sectional extent. As such, it is considered that the current realignment iteration will also retain flows for this event within the cross-sectional extent. Therefore, the hydraulic modelling assessment remains valid for the purposes of determining the planning application. The detailed design of the realigned channel will ensure that flows for the 1% AEP plus 35% are retained within the realigned channel corridor and will not impact the 8m buffer that is to be provided on either side of the realigned channel corridor or any of the development units and associated car parking areas. Therefore, from a flood risk perspective, there are no changes to the assessment or conclusions presented in **OPP DOC.11.11** as a result of the post-submission changes to the Proposed Development, and the assessment of effects remains valid.
- 2.11.3. Due to the conceptual nature of the Water Framework Directive Assessment (**OPP DOC.9**) elements relating to the outline planning area, it is considered that the conclusions of the report do not change despite alterations to the proposed Whittle Brook diversion route. Moreover, the changes to the alignment are considered to be a positive step from a geomorphological and ecological perspective because the overall length of diversion will be reduced, meaning that changes to channel gradient would be negligible. Therefore, the suitability of design principles presented in the Water Framework Directive Assessment (**OPP DOC.9**) remain proportional to level of impact, appropriate for the Whittle Brook's natural morphology and ecology, and, crucially, achievable. Nevertheless, the functioning of the Whittle Brook diversion would be elucidated from detailed iterative hydraulic modelling with significant input from geomorphologists and aquatic ecologists and consultation with the Environment Agency. Therefore, from a Water Framework Directive perspective, there are no changes to the assessment or conclusions presented in **OPP DOC.11.11** as a result of the post-submission changes to the Proposed Development, and the assessment of effects remains valid.
- 2.11.4. The minor alteration to the indicative Whittle Brook watercourse diversion route is not anticipated to significantly penetrate the overlying Till formations and as such, it is very unlikely to have any impact with regard to the regional nature of the groundwater rebound within the underlying sandstone unit. Therefore, from a groundwater perspective, there are no changes to the assessment or conclusions presented in **OPP DOC.11.11** as a result of the post-submission changes to the Proposed Development, and the assessment of effects remains valid.

## **2.12 OPP DOC.11.12 OMEGA ZONE 8 ES CHAPTER 12 – TRANSPORT**

- 2.12.1. As the Unit 4 footprint is proposed to be reduced in size (but the total proposed floorspace remaining unaffected), there are no changes to the assessment or conclusions presented in **OPP DOC.11.12** as a result of the post-submission changes to the Proposed Development, as the impact would be no worse than that originally concluded. Therefore, the assessment of effects remains valid.

## **2.13 OPP DOC.11.13 OMEGA ZONE 8 ES CHAPTER 13 - MAJOR ACCIDENTS AND DISASTERS**

- 2.13.1. There are no changes to the assessment or conclusions presented in **OPP DOC.11.13** as a result of the post-submission changes to the Proposed Development, and therefore the assessment of effects remains valid.

## **2.14 OPP DOC.11.14 OMEGA ZONE 8 ES CHAPTER 14 - LAND AND SOILS**

- 2.14.1. There are no changes to the assessment or conclusions presented in **OPP DOC.11.14** as a result of the post-submission changes to the Proposed Development, as the assessment considered a larger development footprint within the same application boundary. Therefore, the assessment of effects remains valid.

## **2.15 OPP DOC.11.15 OMEGA ZONE 8 ES CHAPTER 15 - POPULATION AND HEALTH**

- 2.15.1. There are no changes to the assessment or conclusions presented in **OPP DOC.11.15** as a result of the post-submission changes to the Proposed Development, as the internal floorspace has not changed and the other design changes do not affect the Population and Health assessment. Therefore, the assessment of effects remains valid.

## **2.16 OPP DOC.11.16 OMEGA ZONE 8 ES CHAPTER 16 CLIMATE**

- 2.16.1. There are no changes to the assessment or conclusions presented in **OPP DOC.11.16** as a result of the post-submission changes to the Proposed Development, as the internal floorspace has not changed and the other design changes do not affect the Climate assessment. Therefore, the assessment of effects remains valid.
- 2.16.2. However, an error has been identified in the Climate ES chapter (**OPP DOC.11.16**) where 205,500m<sup>2</sup> floorspace was assessed for the outline planning application area instead of the 123,930m<sup>2</sup> included in the planning application. As the area assessed is larger than that being applied for and the Climate ES chapter concluded no significant effects, it can be concluded that the area included in the outline planning application would not affect the assessment or conclusions presented in **OPP DOC.11.16** and the assessment of effects remains valid.

## **2.17 OPP DOC.11.17 OMEGA ZONE 8 ES CHAPTER 17 - CUMULATIVE EFFECTS**

- 2.17.1. There are no changes to the assessment or conclusions presented in **OPP DOC.11.17** as a result of the post-submission changes to the Proposed Development, and therefore the assessment of effects remains valid.



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