

Fw: P/2020/0061/HYBR - Hybrid Planning Application

Jennifer Bolton to: Planning

13/02/2020 10:19

Consultee comment from Highways England

Jennifer Bolton
Senior Planning Officer
Development Control
St Helens Council
01744 676184

----- Forwarded by Jennifer Bolton/CEXEC/STHMBC on 13/02/2020 10:19 -----

From: "Laverick, Benjamin" <Benjamin.Laverick@highwaysengland.co.uk>
To: "jenniferbolton@sthelens.gov.uk" <jenniferbolton@sthelens.gov.uk>
Cc: growthandplanning <growthandplanning@highwaysengland.co.uk>, "transportplanning@dft.gsi.gov.uk" <transportplanning@dft.gsi.gov.uk>
Date: 13/02/2020 10:12
Subject: P/2020/0061/HYBR - Hybrid Planning Application

FAO: Jennifer Bolton

Thank you for consulting Highways England in relation to the proposed Hybrid Planning application on land to the West of Omega South & South of the M62, Bold, St Helens.

Please see the attached response recommending that **planning permission not be granted until 26th March 2020** to allow time for the developer to provide the further information requested and for a thorough review of the provided information to be undertaken.

Kind regards

Ben

Benjamin Laverick, Assistant Asset Manager

Highways England | Piccadilly Gate | Store Street | Manchester | M1 2WD

Web: www.highwaysengland.co.uk

[Planning Application Link](#)

-----Original Message-----

From: jenniferbolton@sthelens.gov.uk [mailto:jenniferbolton@sthelens.gov.uk]

Sent: 29 January 2020 13:55

To: [REDACTED]

Subject: Consultation in relation to application P/2020/0061/HYBR

Please find attached a consultation in relation to the above application
Yours Sincerely, Miss
Jennifer Bolton Senior Planning Officer

"This e-mail and any file transmitted with it are confidential, subject to copyright and intended solely for the use of the individual or entity to whom they are addressed. It may contain privileged information. Any unauthorised review, use, disclosure, distribution or publication is prohibited. If you have received this e-mail in error please contact the sender by reply e-mail and destroy and delete the message and all copies from your computer. The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000 or other legal duty.

Any views or opinions expressed within this email are those of the author and may not necessarily reflect those of the Authority. No contractual arrangement is intended to arise from this communication."

This email has been scanned by the Symantec Email Security.cloud service.

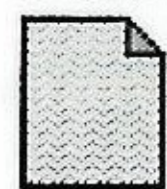
For more information please visit <http://www.symanteccloud.com>

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

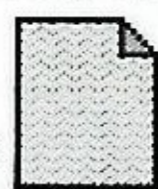
Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://www.gov.uk/government/organisations/highways-england> |
info@highwaysengland.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.



- ufm16.pdf



- P 2020 0061 HYBR Highways England Response.pdf



St. Helens Council

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION ON APPLICATION

TO: Highways England	CASE OFFICER: Miss Jennifer Bolton
	TEL: 01744 676184
	EMAIL: jenniferbolton@sthelens.gov.uk
	WEBSITE: www.sthelens.gov.uk

Application Number:	P/2020/0061/HYBR
Proposal:	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)
For:	Hybrid Planning Application
Location:	Land To The West Of Omega South & South Of The M62 Bold St Helens

An application has been submitted to the Council as above. The details of the application can be viewed on the Councils' website via the following link:

<http://publicaccess.sthelens.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4LWMJPE01O00>

The Council is therefore seeking your comments for the following reasons:

Any comments should be submitted on or before 19th February 2020. Should you require a longer time period, please contact the case officer. If you do not contact the Council within the stated or an agreed timescale, it will be assumed that you do not wish to comment.

Any comments you do submit regarding this proposal will be displayed on the Council's website. Should you wish to discuss the proposal at any point, please contact the case officer on the details stated above.

Miss Jennifer Bolton

**Miss Jennifer Bolton
Senior Planning Officer**



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Alan Shepherd
Divisional Director
Network Delivery and Development
Highways England.
North West Region

To: St Helens Council - Jennifer Bolton

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: P/2020/0061/HYBR

Referring to the planning application referenced above, dated 29th January 2020, regarding a 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) on land to the West of Omega South & South of the M62, Bold, St Helens, notice is hereby given that Highways England's formal recommendation is that we:


- a) ~~offer no objection;~~
- b) ~~recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);

d) ~~recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B is / is not relevant to this application.¹

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gsi.gov.uk.

Signature		Date: 13 th February 2020
Name: Benjamin Laverick	Position: Assistant Asset Manager	
Highways England: 8th Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD		

¹ Where relevant, further information will be provided within Annex A.

Annex A ~~Highways England recommended Planning Conditions /~~
~~Highways England recommended further assessment required /~~
~~Highways England recommended Refusal.~~

HIGHWAYS ENGLAND (“we”) has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Our initial review has identified that the TRANSYT results as presented in the TA Appendix and tables in the report will be difficult, if not potentially impossible, to

To be able to interpret the TRANSYT results as presented in the TA Appendix and tables in the report we have requested a copy of the model or a detailed print of the TRANSYT network to identify arm and link references. Without this, we are unable to audit the provided information effectively.

Highways England have arranged to meet with the developer to discuss our initial findings and identify any further assessment that may be required.

Highways England therefore recommends that **planning permission not be granted until 26th March 2020** to allow time for the developer to provide the further information requested and for a thorough review of the provided information to be undertaken

This response represents our formal recommendation with regard to planning application P/2020/0061/HYBR and has been prepared by Benjamin Laverick, the Assistant Asset Manager for Cheshire and Warrington within Highways England.

