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Merseyside
Environmental
Advisory Service

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DEVELOPMENT MANAGEMENT ADVICE

To: Jennifer Bolton
Organisation: St Helens Borough Council

Your Ref: P/2020/0067/HYBR
File Ref: SH20-004
Date: 14th February 2020

From: Nicola Hayes
Contaminated Land Principal Officer

Hybrid Planning Application for; (i) Full Planning Permission for the erection of a B8 logistics warehouse, with ancillary offices, associated car parking, infrastructure and landscaping; and (ii) Outline Planning Permission for Manufacturing (B2) and Logistics (B8) development with ancillary offices and associated access infrastructure works (detailed matters of appearance, landscaping, layout and scale are reserved for subsequent approval).

Land to the West of Omega South & South of the M62, Bold, St Helens.

1. Thank you for consulting Merseyside Environmental Advisory Service in respect of this planning application. The proposals comprise erection of warehousing as well as development for manufacturing and logistics
2. Please note that this memorandum refers to our **Archaeological advice only** (as per your request to forward and comments as and when they are available). Further responses will be provided on other areas for which we provide advice such as Ecology in due course. Having reviewed the application and supporting documentation, our advice is set out below in two parts.
 - Part One deals with issues of regulatory compliance, action required **prior to determination** and matters to be dealt with through planning conditions. Advice is only included here where action is required or where a positive statement of compliance is necessary for statutory purposes.
 - Should the Council decide to adopt an alternative approach to MEAS Part 1 advice, I request that you let us know. MEAS may be able to provide further advice on options to manage risks in the determination of the application.
 - Part Two sets out guidance to facilitate the implementation of Part One advice and informative notes.

In this case Part One comprises paragraphs 3 to 6, while Part Two comprises paragraphs 7.

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Part One

3. The proposed development site contains the following non-designated heritage asset recorded on the Merseyside Historic Environment Record:

MME8654 – Former site of medieval and Post-medieval park connected to Old Bold Hall and Bold Hall (MME8654).
4. The proposed development area was the subject of a Historic Environment Desk-Based Assessment (HEDBA), undertaken by WSP in January 2020. In addition to the non-designated asset identified on the Merseyside HER, Section 8.1 of the assessment also identified three further sites of potential archaeological interest, including: Booth's Wood (possible ancient woodland); the site of 'Big Dam' (depicted on historic OS mapping) and an area of former ridge and furrow identified from the National Mapping Programme (NHL1605040).
5. As there is potential for archaeological deposits of the medieval and Post-medieval periods, to be encountered by the proposed development, **a programme of pre-determination archaeological investigation has been recommended**. This work comprises an enhanced field survey, undertaken to identify any surviving boundary features of the Medieval park and Booth's Wood, and to investigate whether any archaeological features survive within Booth's Wood or the site of the "Big Dam". This work is currently being undertaken by WSP and a report containing the results should be available within the next 12 weeks.
6. In light of the above, submission of a planning application to develop the site is likely to meet with advice from MEAS that the applicant be required to undertake a programme of pre-construction archaeological works, secured by means of an appropriately worded planning condition.

Part Two

7. The applicant will need to appoint a professional archaeological contractor to organise the mitigation, which will need to be implemented in accordance with appropriate professional standards. I will be able to supply further details of the work on request.

I would be pleased to discuss these issues further and to provide additional information in respect of any of the matters raised.

Nicola Hayes
Contaminated Land Principal Officer

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