

Fw: P/2020/0061/HYBR Land To The West Of Omega South & South Of  
The M62 Bold St Helens

**Jennifer Bolton** to: Planning

04/03/2020 14:11

From: Jennifer Bolton/CEXEC/STHMBC  
To: Planning@sthelens.gov.uk

Objection from Rainhill Parish Council Received .

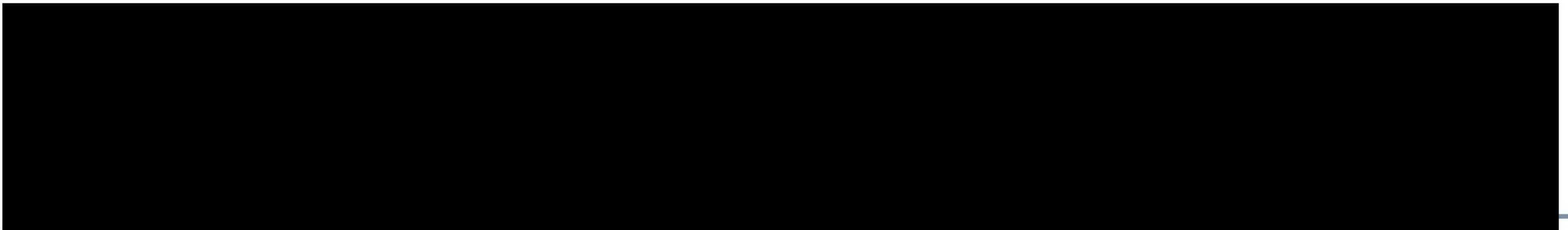
Could you label it as 'Rainhill Parish Council'.

Thanks

Jen

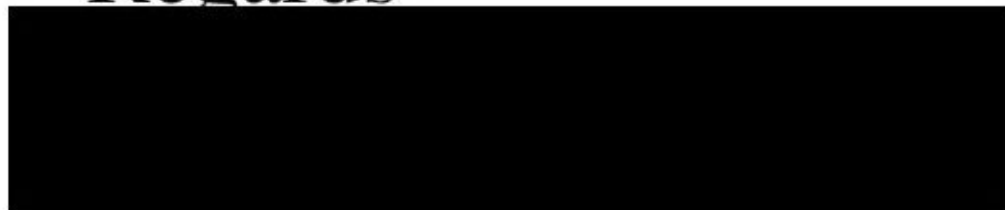
Jennifer Bolton  
Senior Planning Officer  
Development Control  
St Helens Council  
01744 676184

----- Forwarded by Jennifer Bolton/CEXEC/STHMBC on 04/03/2020 14:01 -----



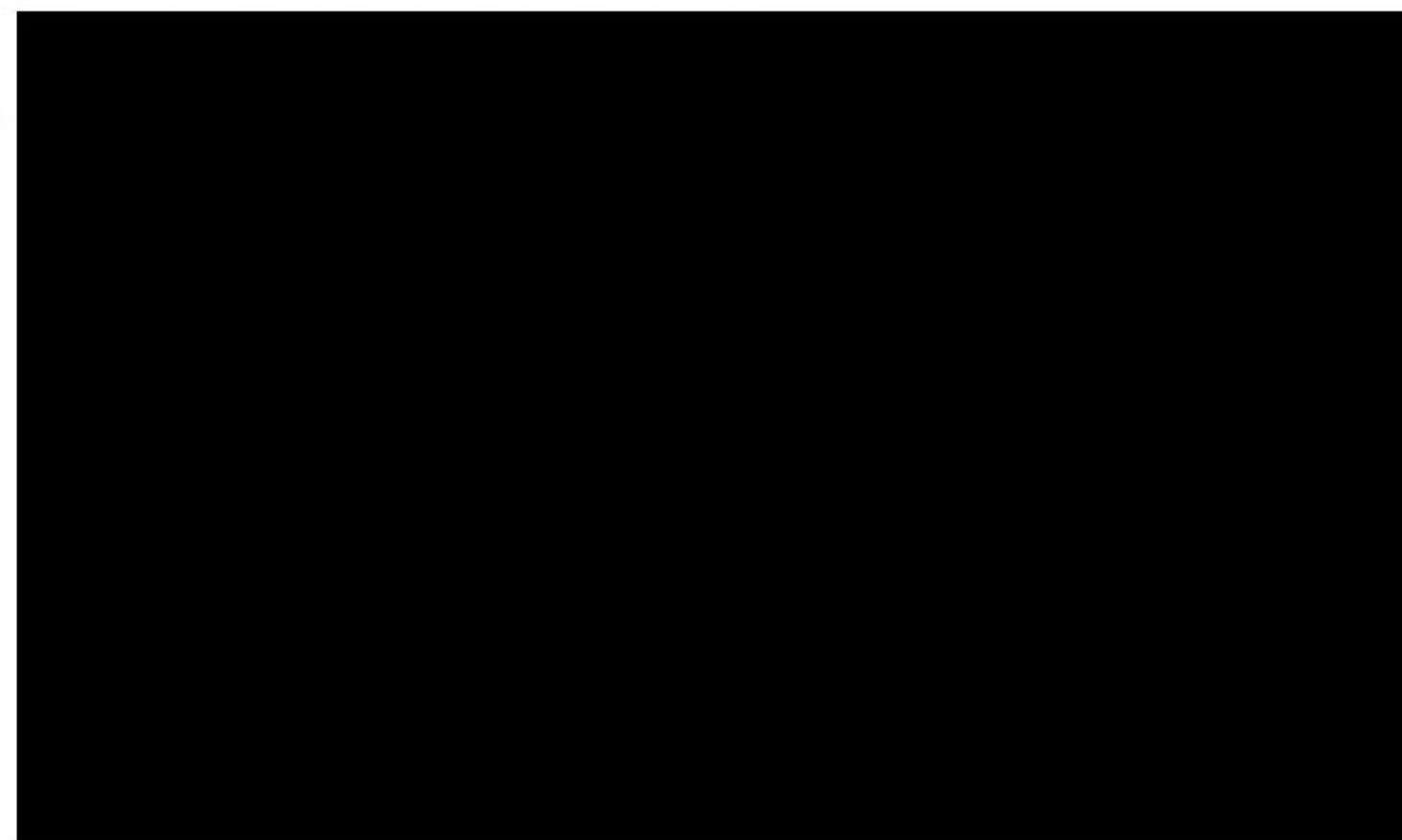
Please find attached Rainhill Parish Council representation on the above application

Regards



Clerk to Rainhill Parish Council  - Land To The West Of Omega South & South Of The M62  
Bold St Helens.docx





Miss Jennifer Bolton  
Planning Section  
Via Email

04/03/2020

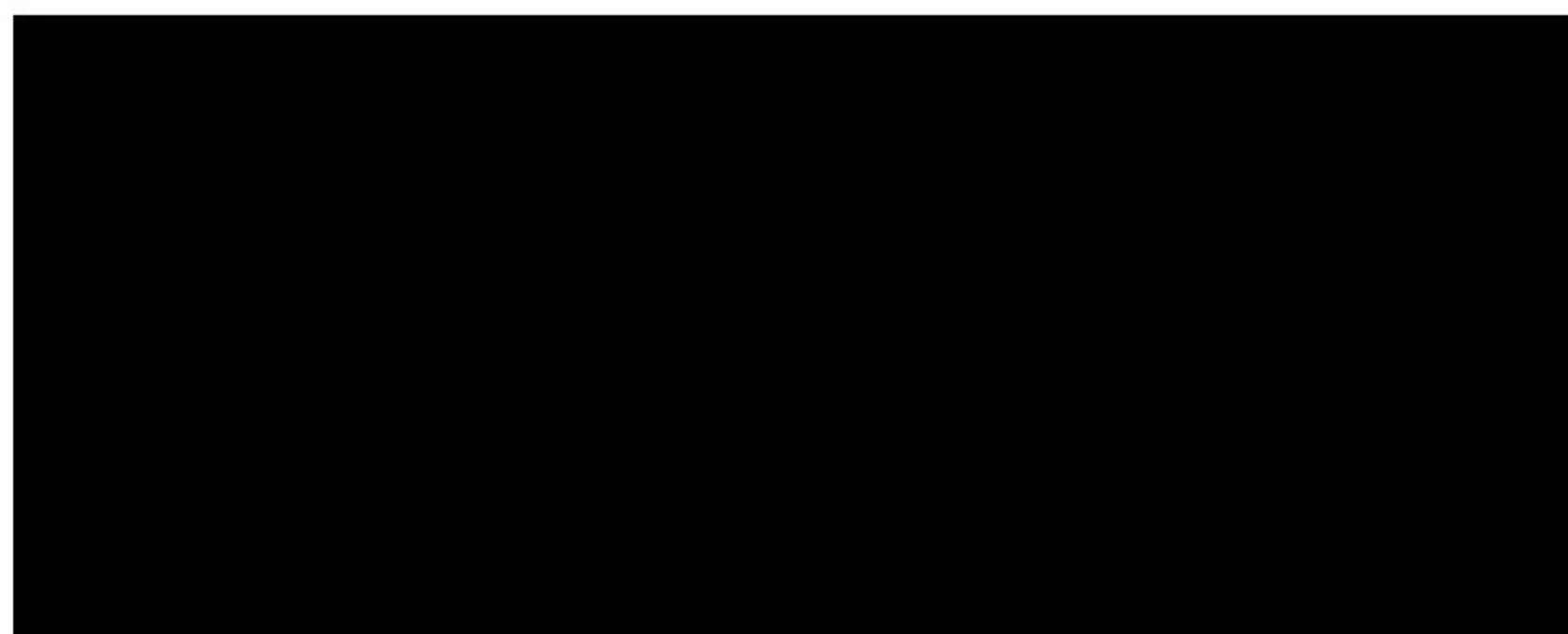
Dear Miss Jennifer Bolton

**Re P/2020/0061/HYBR: Land to west of Omega South and south of M62**

**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)**

Rainhill Parish Council is objecting to the above planning application. The decision to submit this objection was passed at a meeting of the Council held on Monday March 2nd 2020. The Local Plans of both St Helens Council and Warrington Borough Council are still in draft form and have not yet been approved and published. Available information confirms that the Warrington Plan has been delayed until sometime later this year. References to this proposed development within the St Helens Draft Plan are brief and have a difference in emphasis to the Warrington Local Plan. The assessment and conclusions regarding the impact of increased traffic fails to take into account other relevant information. The proposed development if passed will contribute to unsatisfactory levels of inconvenience for residents and raised levels of pollution within the Rainhill area. The development will cause significant increase in traffic at the already heavily congested Rainhill Stoops Roundabout, Junction 7 of the M62. The decision to build on Green Belt land by use of the 'Very Special Circumstances' cannot be justified. NPPF paragraph 144 advises that substantial weight should be given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.' The Parish Council are not aware of any very special circumstances that would outweigh the harm caused to the Green Belt.

Yours sincerely,



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