



Our ref: JP/ST/0061HYBR
Your ref P/2020/0061/HYBR

Contact: Mrs Julie Phillips
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Dear Ms Bolton

Hybrid Planning Application (P/2020/0061/HYBR) 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

With reference to this planning application which relates to the extension of the major 'Omega' commercial and employment development, westwards, into the Borough of St Helens, Merseytravel would wish to offer the following comments.

Merseytravel notes the intention to include at least 576 car parking spaces within the development site ,and consequently Merseytravel would wish to be assured that St Helens Council are satisfied that all traffic likely to be generated by such a car parking provision, together with all other traffic likely to emanate from the development site, could be accommodated within the local highway network, without resulting in congestion that could impede the passage of bus services within the existing Omega site or upon all adjacent highways.

Also, given the scale of the development, and the number of employment opportunities likely to be created within the site, together with the potential demand for travel that such opportunities would create, Merseytravel would wish to request that St Helens Council require the developer to formulate and implement a full Travel Plan for the site, or appropriately amend the existing Travel Plan for the wider Omega site, in order to effectively promote the use of sustainable modes of travel, including public transport, for access to and from the site, to all subsequent employees and users of the development, to a standard that satisfies St Helens council.

This plan should pay due regard to the creation of links to and from the development for residents of St Helens and of the Liverpool City Region, and should also be subject to regular audit, a process which should be funded by the developer and operator/s of the Omega site.

In order to ensure the development would have adequate links to the local public transport network, Merseytravel would wish to request that St Helens Council require the developer to fund in full the introduction of all new bus stops within the development site, that would be required to serve the development, together with the provision of an appropriate level of financial support for a bus service to the site, in the event of a commercial service not being provided. These two bus network requirements should meet any standards set out by Warrington Borough Council, as the relevant Transport Body for the wider Omega site.

To allow the development to accord with the aspirations of equalities legislation, and to ensure that all employment and other opportunities within the development would be open to all members of the community, Merseytravel would wish to request that St Helens Council require the developer to construct all internal highway layouts of the development to a format and standard that would create ease of access for Merseytravel, Merseylink dial-a-ride vehicles, and any other relevant demand responsive bus services, to all of the development's primary building entrance and exits.

I trust that the above comments clarify Merseytravel's views in respect of this application, however should you require any further information or assistance from ourselves on the matter, please do not hesitate to contact me.

Yours sincerely

Julie Phillips
Planning Assistant