

St Helens Metropolitan Borough Council  
Town Hall Victoria Square  
St. Helens  
Merseyside  
WA10 1HP

**Our ref:** SO/2020/120013/02-L01  
**Your ref:** P/2020/0061/HYBR  
**Date:** 29 June 2020

**FAO: Jennifer Bolton**

Dear Madam

**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) | LAND TO THE WEST OF OMEGA SOUTH & SOUTH OF THE M62 BOLD ST HELENS OMEGA ZONE 8, WEST OF OMEGA SOUTH AND SOUTH OF THE M62, ST HELENS, MERSEYSIDE**

Thank you for re-consulting us on the above application on 28<sup>th</sup> April 2020 following the submission of additional information.

### **Environment Agency position**

The additional information does not satisfactorily address our earlier concerns. We therefore maintain our objection set out in our response dated 31st March 2020.

### **Further detailed comments**

We have reviewed the indicative cross-sections and long-section provided. Both provide evidence that the river diversion is feasible and there is potential to provide a betterment.

However we are concerned that the proposed long section shows that, in places (i.e. chainage 100-200), a depth of approximately 4m excavation will be required to construct the channel, to achieve that depth with an assumed 1:2m bank slope, the applicant would require 16m just for the banks and up to 7m for the bed and inset berms (i.e. for the riffle feature proposed), making a cross-section of up to 23m. A buffer of 8m either side of bank top will also need to be provided, giving a total land take of 39m. Without a location map to show the channel chainage, it is difficult to interpret where this falls on the site masterplan.

### **Overcoming our objection**

The applicant must submit a plan of the proposed development, alongside the proposed watercourse, showing the bank-top and an 8m buffer on either side. It is worth

Environment Agency  
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

highlighting that if significant excavation is required to achieve the proposed channel gradient (as suggested by the indicative long section provided), this will impact on the land-take required for the channel cross-section, and needs to be considered and highlighted on a plan.

In addition, we also asked for revisions to the Water Framework Directive (WFD) assessment, which have not been submitted. However this could be conditioned at this stage, but it was outlined in our objection and discussed in the charged meeting. It would make most sense if it could be revised (as per the comments on the objection letter and email attached), to have an up to date working document that can be revisited and reviewed as the scheme progresses.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours faithfully

**Miss Courtney Hall**  
**Planning Advisor**

Direct dial 02030248069

Direct e-mail [courtney.hall@environment-agency.gov.uk](mailto:courtney.hall@environment-agency.gov.uk)