



Planning Application P/2020/0061/HYBR Omega West

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Attention Miss J Bolton Senior Planning Officer

Thank you for your recent neighbour letter regarding the above development.

I would comment as follows.

1. The response from Merseyside Environmental Services agency on the ecological damage that this development will cause is of grave concern. The damage will take many decades to repair if at all. I trust that any planning permission will include sufficient funds under section 106 to mitigate the damage as far as possible.
2. I find the reasons given for the orientation of the B8 warehouse to be spurious. They are designed to take the maximum amount of greenbelt without any significant justification. The additional land use being totally speculative. A north /south orientation would see less encroachment into greenbelt. There is no justification for the argument that the access from St Helens needs to be compromised although as this development is to satisfy a Warrington employment need access to the site from St Helens is hardly a critical issue.
3. Whilst it is suggested that degradation in air quality will be slight; this runs counter to policies already agreed by the council.
4. The objection from the environment agency is of concern in terms of the land take required to achieve the depth of the river diversion, the banks and the buffers. It is expected that should planning permission be given this would not extend beyond the site boundaries.

These are my initial observations on the amended application.

Best Regards

Allen Makin

Chairman Bold Parish council

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