

Merseyside Environmental Advisory Service
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DEVELOPMENT MANAGEMENT ADVICE

To: Jennifer Bolton
Organisation: St Helens Council

From: Sophie Leadsom

Your Ref: P/2020/0061/HYBR
File Ref: SH20-004
Date: 13 July 2020

Ecology Comments - Additional information Land west of Lingley Mere Business Park

1. Thank you for consulting Merseyside Environmental Advisory Service in respect of this planning application. The proposals comprise a full application for the erection of a B8 logistics warehouse with ancillary offices, associated car parking, infrastructure and landscaping and Outline permission for manufacturing and logistics development with ancillary offices and associated access infrastructure works. Detailed matters of appearance, landscaping, layout and scale are reserved.
2. 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 5. There is no Part Two.

Part One

Merseyside Environmental Advisory Service – delivering high quality environmental advice and sustainable solutions to the Districts of Halton, Knowsley, Liverpool, St.Helens, Sefton and Wirral



3. Previous ecology comments (*Memo from Rachael Rhodes to Jennifer Bolton, SH20-004, 30 June 2020*) included a recommendation for a condition to ensure the eradication of Indian balsam from the site.
4. The applicant has submitted a method statement (*Himalayan Balsam Control Method Statement, The Ecology Practice, 6 July 2020*).
5. The method statement is acceptable. Implementation of the method statement can be secured by a suitable worded planning condition.

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

Sophie Leadsom
Ecologist

