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DEVELOPMENT MANAGEMENT ADVICE

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Organisation: Senior Planning Officer
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From: Nicola Hayes
Contaminated Land Principal Officer

Date: 16th September 2020

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

1. Thank you for consulting Merseyside Environmental Advisory Service in respect of the additional information submitted for the above planning application. The proposals comprise the erection of a logistics warehouse and the erection of 3 other units for logistics and manufacturing purposes.
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 11**.



Part One

EIA Conformity

3. The applicant has provided an updated Alternative Site Assessment (Progress Planning Consultancy Apr 2020) as well as an Operator Statement (Appx 4 of the Planning Statement) to provide further justification for the use of the proposed development site and the design layout. Further discussions have been ongoing with regards to topic specific issues and these will help address associated cumulative impacts.
4. From an EIA perspective the assessment is acceptable

Ecology

5. The applicant has made a number of post-submission changes in response to consultation comments from the Environment Agency requiring an 8m easement on both sides of Whittle Brook. This has resulted in changes to the cycleway / footpath location, position of unit 1 and associated attenuation pond and landscaping. This has implications for proposed landscaping. As a result a range of updated documents and plans have been submitted.
6. The applicant has submitted an ES addendum (*Environmental Statement Addendum, Omega Zoe 8, St Helens, WSP, OPP DOC.17*). The addendum confirms that the ecological baseline remains unchanged following the post submission changes. There are no changes to the ecological assessment or conclusions. I concur with these conclusions.
7. The current route of Whittle Brook passes from Booths Wood, eastwards across an arable field to join a watercourse to the south. Under the proposals this is the proposed location of Unit 2 and Unit 4. The diversion proposed takes the watercourse from Booths Wood directly south close to the western boundary of the proposed site close to Duck Wood then to the south of Unit 4. The newly proposed route takes it further east to allow for an 8m easement. The proposed change will not make any significant ecological impacts or changes to the proposed landscaping in these areas.
8. A further water course diversion is proposed to a ditch in the NE corner of the site. This area is identified as future expansion land. The proposed diversion will route the ditch along the northern boundary of the site close to the motorway embankment. This does not have any additional ecological impacts.
9. The proposed cycleway and footpath is now positioned to allow for an 8m easement along Whittle Brook. This has had the effect of pushing the cycleway/ footpath away from the brook and Booths Wood and this is beneficial in terms of disturbance to these habitats.
10. An updated Landscape Maintenance Strategy (Omega Zone 8: Landscape Maintenance Strategy, March 2020 (Rev D – issues 05.08.20) Place on Earth). The proposed landscape management is acceptable. Landscape management plans have been reviewed previously (MEAS response 30 June 2020) and are acceptable.



Archaeology

11. I advise that the amendments submitted do not change the archaeological advice previously provided and therefore those comments remain valid.

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

Nicola Hayes

Contaminated Land Principal Officer

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

