

M I L L E R

D E V E L O P M E N T S



38.8B Proof of evidence of DAVID THOMAS MILLOY (for the Applicants)

on Background to Omega Business Park and Site Context

Call-in by the Secretary of State of an application made by Omega St Helens Limited / T J Morris Limited

Land To The West of Omega South & South Of The M62, Bold, St Helens

LPA REF : P/2020/0061/HYBR

PINS REF : APP/H4315/V/20/3265899

March 2021

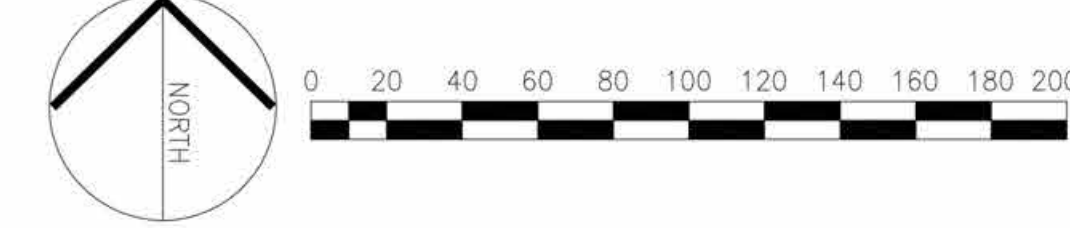
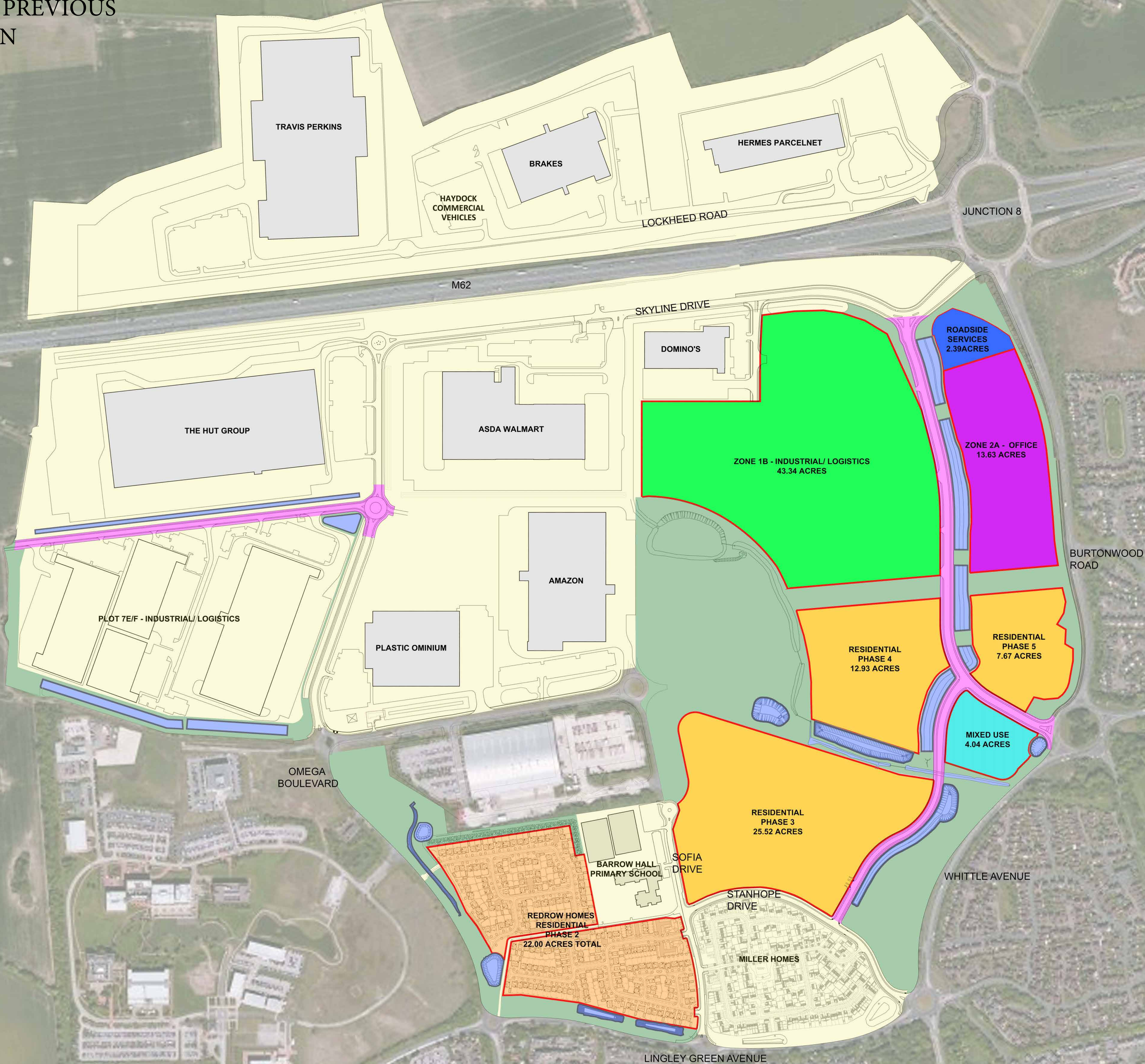
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APPENDIX 1 PREVIOUS MASTERPLAN



THIS DRAWING IS SUBJECT TO FULL VERIFICATION BY MEASURED AND STRUCTURAL SURVEY, ENGINEERING DESIGN, CONFIRMATION OF BOUNDARIES, EASEMENTS AND COVENANTS.

THIS DRAWING IS SUBJECT TO FULL CONSULTATION WITH STATUTORY BODIES AND ASSOCIATED CONSENTS.

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THERE IS DESIGN DEVELOPMENT YET TO TAKE PLACE THAT MAY AFFECT REPORTED AREAS, AND THE DRAWINGS SHOULD BE TREATED AS APPROXIMATE, THEREFORE ANY DECISION TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT VIABILITY, PRE-LETTING, LEASE ARRANGEMENTS OR THE LIKE SHOULD INCLUDE DUE ALLOWANCE FOR THE POSSIBLE INCREASE OR DECREASE INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESSES. ALL AREAS GIVEN ARE APPROXIMATE ONLY AND SUBJECT TO DESIGN DEVELOPMENT. THESE DRAWINGS ARE FOR GRAPHICAL PURPOSES ONLY AND SHOULD NOT BE USED FOR ON SITE MEASUREMENTS.



- Roads which have yet to be built
- SUDS/ Basins & Swale which have yet to be built
- Landscape Features which have yet to be built
- Plots & Features which have been constructed
- Plot development in progress

D	21.09.17	UPDATED FOLLOWING CLIENT COMMENTS RECEIVED 18/09/17	LC	SB
C	01.09.17	RED LINE UPDATED TO ZONE 1 AND 5 AS PER COMMENTS	LC	SB
B	27.07.17	UPDATED FOLLOWING COMMENTS	LC	SB
A	10.07.17	FIRST ISSUE FOR COMMENT	ME	SB
Rev	Date	Details	Drawn	Checked

INFORMATION				
Project/Client:		Project No: IANC17-0013		
OMEGA SOUTH WARRINGTON, MASTERPLAN INCL RESIDENTIAL		Dwg No: A1-00-12		
Drawing:		Rev: D		
FRAMEWORK MASTERPLAN		Scale: 1:2500 @A0		
AVAILABLE PLOTS		Drawn By: LC	Date: 26/05/17	
		Checked By: SB	Date: 26/05/17	



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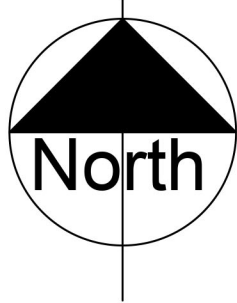
Customers must work with the signed dimensions which are to be checked on site.
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Appendix 1 to Proof of Evidence of D Milloy - Previous Masterplan A3 size

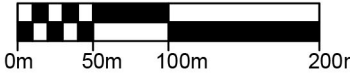
APPENDIX 2 CURRENT MASTERPLAN (excl OMEGA WEST)



NOTES:
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Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.
Subject to statutory approvals and survey.
Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.
Please note the information contained within this drawing is solely for the benefit of the employer and should not be relied upon by third parties.
The CDM hazard management procedures for the Chetwoods aspects of the design of this project are to be found on the "Chetwoods - Hazard Analysis and Design Risk Assessment" and/or drawings. The full project design teams comprehensive set of hazard management procedures are available from the Principle Designer appointed for the project.



North



0m 50m 100m 200m

1:5000

Plots Area

Landscape

Established Mature Landscape

Residential

SUDS/Basins & Swale

Mixed Use

SK4 Updated to Comments	12/03/21	MM/SF
SK3 Zones 6 & 7 amended, attenuation text removed.	01/03/21	PJB/SF
SK2 Zones 6 & 7 amended, redline boundaries removed.	24/02/21	PJB/SF
SK1 Issue for Information	05/02/21	PJB/SF
Rev	Revision Description	Date Author/Reviewer

SKETCH

32 Frederick Street,
Birmingham, B1 3HH

+44 (0)121 234 7500
www.chetwoods.com



Project

OMEGA WEST, WARRINGTON

Client

OMEGA WARRINGTON LIMITED

Drawing Title

OVERALL MASTERPLAN
NORTH & SOUTH

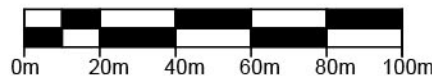
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4150	CA	00	00	DR	A	05108	SK4

Appendix 2 to Proof of Evidence of D Milloy - Current Masterplan (excl Omega West) A3 size

APPENDIX 3 RESIDENTIAL MASTERPLAN



NOTES:
Copyright Chetwoods (Birmingham) Limited. No implied licence exists.
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.
Subject to statutory approvals and survey.
Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.
Please note the information contained within this drawing is solely for the benefit of the employer and should not be relied upon by third parties.
The CDM hazard management procedures for the Chetwoods aspects of the design of this project are to be found on the "Chetwoods - Hazard Analysis and Design Risk Assessment" and/or drawings. The full project design teams comprehensive set of hazard management procedures are available from the Principle Designer appointed for the project.



P10	Updated to Comments	12.03.21	MM/S
P9	Attenuation text removed.	01.03.21	PJB
	Zone 6 & 7 Areas amended.		
P8	Zone 6 & 7 Areas amended.	24.02.21	PJB
P7	Revised - Common Infrastructure Area	05.02.21	PJB
P6	Revised - new WSP alignment plan & Macbride residential layout.	29.01.21	PJB
P5	Revised - new WSP & Mixed Use Layout	22.01.21	SKT
P4	Zone 5 updated	19.01.21	RC/SI
P3	Amended to incorporate retirement living.	25.02.20	SKT
P2	Health Centre parcel added.	13.01.20	SKT
P1	Planning issue.	04.12.19	SKT

Rev	Revision Description	Date	Author/Reviewer
PLANNING			
32 Frederick Street, Birmingham, B1 3HJ			
+44 (0)121 234 7500			
www.chetwoods.com			



Project
ZONES 4 TO 7
OMEGA SOUTH, WARRINGTON

Client
OMEGA WARRINGTON LIMITED

Drawing Title
OUTLINE PLANNING APPLICATION
ILLUSTRATIVE MASTERPLAN

Scale	Size	Drawn	Checked	Date
1:2000	A1	SKT	TM	03.12.19

Project	Originator	Zone	Level	Type	Role	Number	Rev.
4531	CA	00	XX	DR	A	00-053	P10

APPENDIX 4 OCCUPIER DETAILS

Occupier		PC Date	Type	Size (Sqm)	Size (Sqft)	Owner	Employment Data confirmed by Occupier	Average Job Density (sqft per 1 job)
1	Brake Brothers Ltd	15-Aug-13	Prelet	18,426	198,334	Northern Ireland Local Government Officers' Superannuation Committee	500	397
2	ASDA	18-Oct-13	Land Sale	57,454	618,435	McLagan Investments Ltd	347	1782
3	Hermes Parcelnet Ltd	18-Nov-13	Prelet	14,539	156,495	AMEC Staff Pensions Trustee Limited	615	254
4	Travis Perkins	24-Oct-14	Turnkey	65,075	700,461	Standard Life Assurance Ltd	485	1444
5	Plastic Omnium	30-Sep-15	Turnkey	22,263	239,634	Plastic Omnium Automotive Ltd	450	533
6	HUT Group	23-Nov-15	Speculative	63,692	685,580	THG Omega Propco Ltd	2500 (estimate based on shift data provided)	274
7	Amazon	07-Nov-16	Speculative	96,786	1,041,794	LondonMetric	2000 (estimate based on shift data provided)	521
8	Domino's	18-Jul-17	Turnkey	10,780	116,034	Domino's Pizza UK & Ireland Ltd	200	580
9	Haydock Commercial Vehicles Ltd	26-Jun-18	Land sale	2,239	24,100	Cheshire 2 Holdings Ltd	56	430
10	Royal Mail	10-Dec-18	Speculative	32,159	346,153	Mountpark Logistics EU 2017 21 SARL	700	624
11	Royal Mail	12-Feb-19	Speculative	8,433	90,771	Mountpark Logistics EU 2017 22 SARL	Included in Above	
12	The Delivery Group	12-Feb-19	Speculative	12,724	136,962	Mountpark Logistics EU 2017 22 SARL	155	884
13	Jungheinrich	05-Mar-19	Speculative	17,063	183,669	Mountpark Logistics EU 2017 22 SARL	99	1855
14	Gousto	18-Jan-21	Speculative	28,596	307,807	Mountpark Logistics EU 2019 26 SARL	1700	181
15	Unit 2 (under offer)	18-Jan-21	Speculative	18,876	203,180	Mountpark Logistics EU 2019 26 SARL		
16	Unit 3 (under offer)	02-Aug-21	Speculative	20,932	225,312	Mountpark Logistics EU 2019 26 SARL		

LEGEND

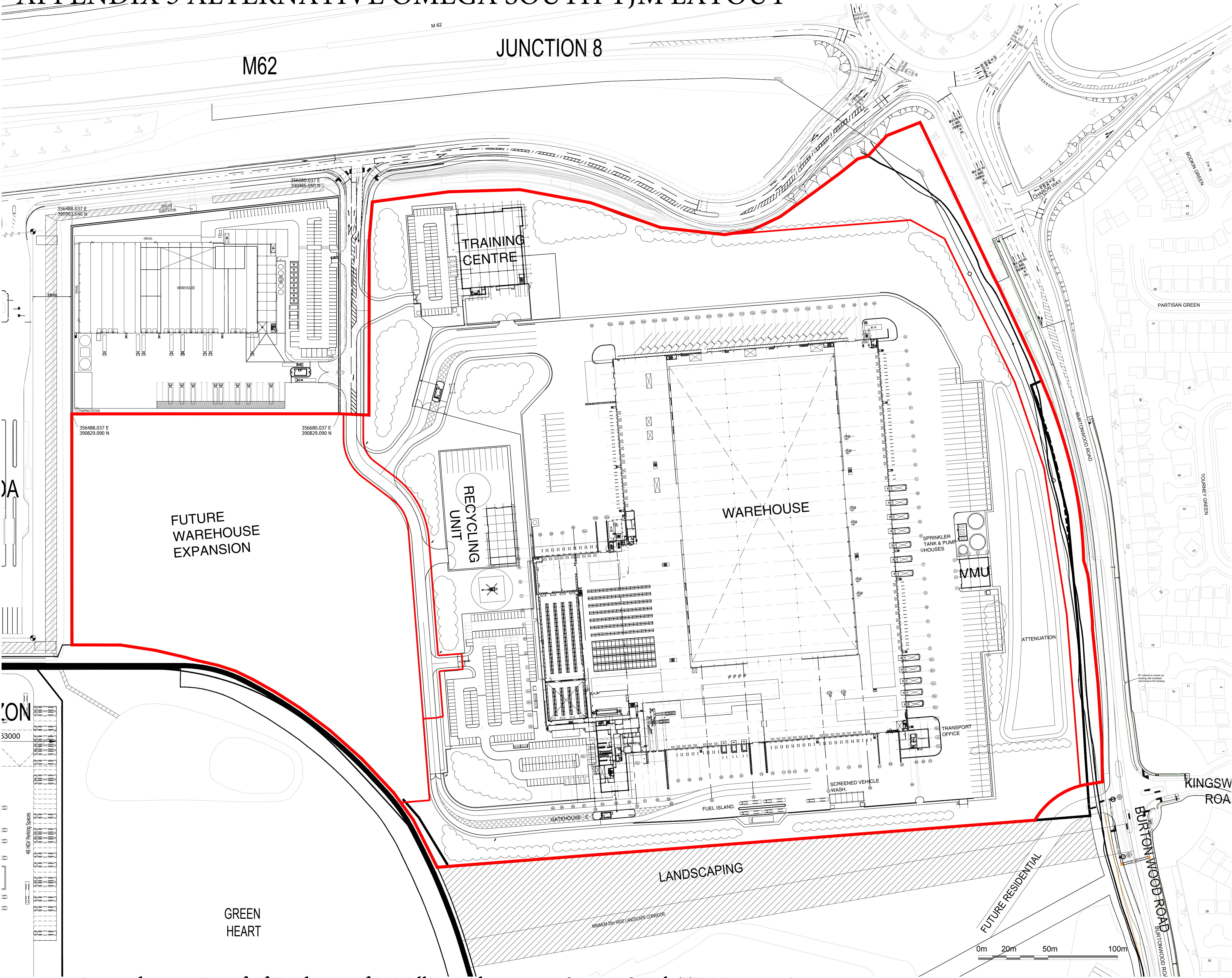
Prelets
Land Sale
Turnkey
Speculative

TOTAL EMPLOYMENT

(excluding Unit 2 & Unit 3)

9807

APPENDIX 5 ALTERNATIVE OMEGA SOUTH TJM LAYOUT



notes

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Schedule of Accomodation

All areas are gross internal, and taken from the record drawings for the DC built of Anebury.

DISTRIBUTION CENTRE

Distribution Area 2 (High bay)	290,141 sq.ft	26,955 sq.m
Mezzanine Floor	49,900 sq.ft	4,635 sq.m
Distribution Area 1	311,421 sq.ft	28,932 sq.m
Chilled / Cold Store	29,332 sq.ft	2,725 sq.m
3 Storey Offices	34,122 sq.ft	3,170 sq.m
De-Kit Area	31,560 sq.ft	2,932 sq.m
Transport Office	2,766 sq.ft	257 sq.m
VMU	4,400 sq.ft	409 sq.m
Recycling Unit	6,250 sq.ft	581 sq.m
TOTAL	759,892 sq.ft	70,596 sq.m

Car Parking

250 spaces
40 future spaces

TRAINING FACILITY

TOTAL	31,850 sq.ft	2,959 sq.m
Car Parking	93 spaces	
Net Site Area	44.94 acres	18.19 hectares
Net Site Area Development Density		40%
Future Warehouse Expansion	11.69 acres	4.73 hectares
Gross Site Area	66.44 acres	26.89 hectares
Gross Site Area Development Density		27%

no.	date	revision	by
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aja architects llp is a limited liability partnership registered in England No. OC326721

client

T J Morris

project

**New Distribution Hub
Skyline Drive
Warrington**

drawing

Indicative Site Plan

scale	1:1250 @ A1	drawn	ZI
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checked	spp	date	13-07-18
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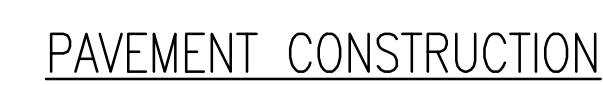
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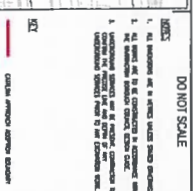
Appendix 5 to Proof of Evidence of D Milloy - Alternative Omega South TJM Layout A3 size



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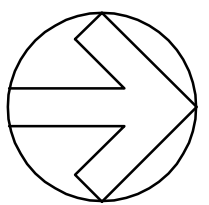


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 <p>The Works 150-182 The Quays, Salford, Manchester, M50 3SJ, UK T+ 44 (0) 161 886 2400, F+ 44 (0) 161 886 2401 wsp.com</p>					
CLIENT: BUCKINGHAM GROUP					
ARCHITECT: CHETWOODS					
PROJECT: PROJECT OLYMPUS OMEGA SOUTH, WARRINGTON					
TITLE: CATALINA APPROACH EXTENSION					
SCALE: 1:40		CHECKED: SG		APPROVED: SG	
PROJECT NO: 70003368		DESIGNED: TS		DATE: June 19	
DRAWING NO: 3368-OLY-GA-300					REV: A

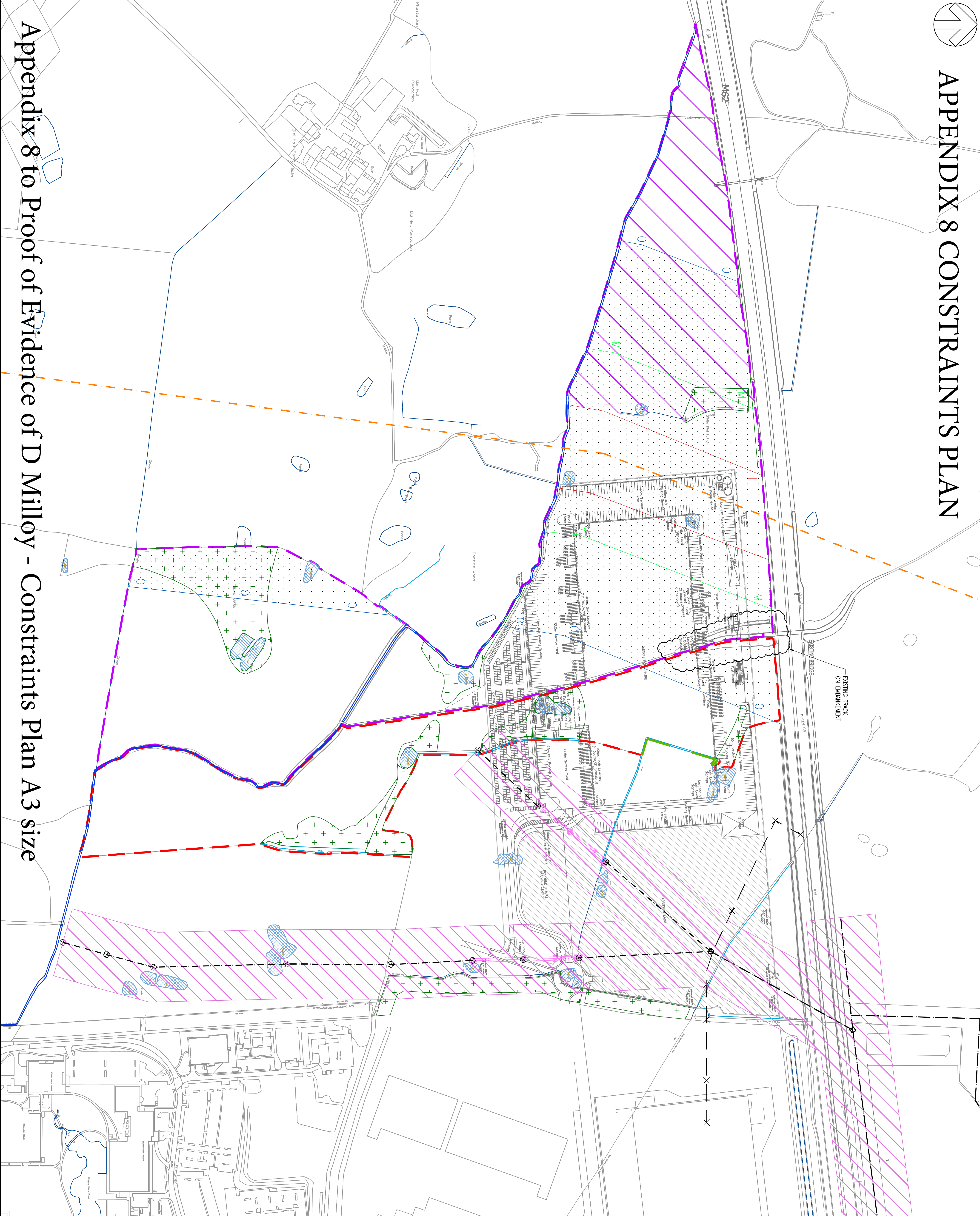


Appendix 7 to Proof of Evidence of D Milloy - Catalina Approach Adoption A3 size

1	NAME	NAME QUALIFIER	NAME	1
2	ADDRESS	ADDRESS QUALIFIER	ADDRESS	2
3	CITY	CITY QUALIFIER	CITY	3
4	STATE	STATE QUALIFIER	STATE	4
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APPENDIX 8 CONSTRAINTS PLAN



DO NOT SCALE

- KEY**
- PHASE 1 BOUNDARY
 - PHASE 1 UNREGISTERED LAND
 - PHASE 2 BOUNDARY
 - PHASE 2 SUBJECT TO OVERAGE

UTILITIES

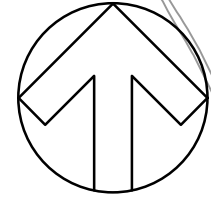
- INDICATIVE ROUTE OF ESSAR OIL PRELINE
- HSE INNER ZONE
- HSE MIDDLE ZONE
- HSE OUTER ZONE
- HSE BOUNDARY
- SP NETWORK HV CABLE
- INDICATE 120KV Pylon POSITION & OVERHEAD CABLES
- EXISTING OVERHEAD ELECTRICITY CABLES (TAKEN FROM MALCOLM HUGHES SURVEY 52187/1 DATED MARCH 2019).
- SOM POWERLINES CLEARANCE ZONE
- BT TELECOMS

EXISTING FEATURES

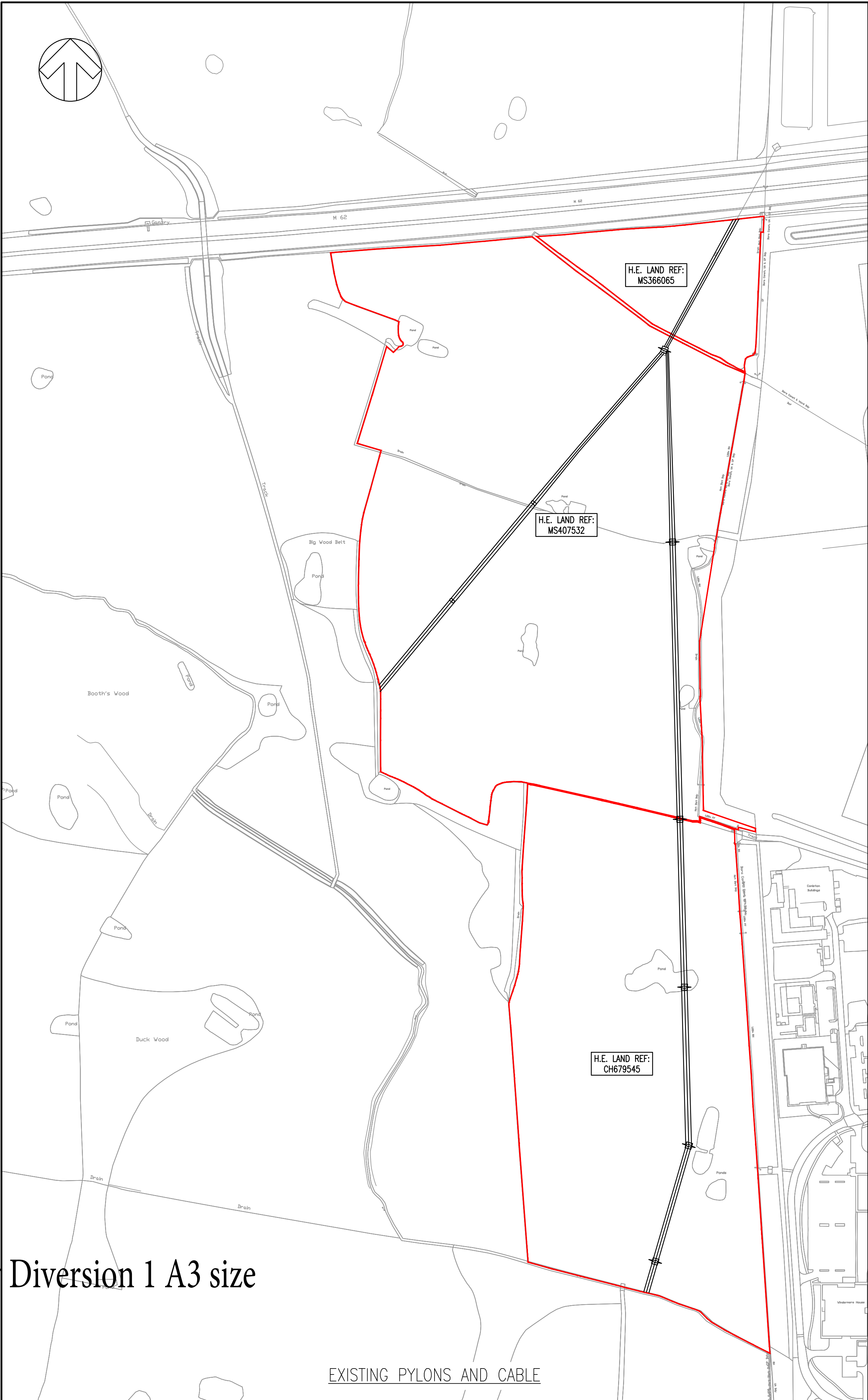
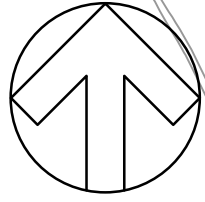
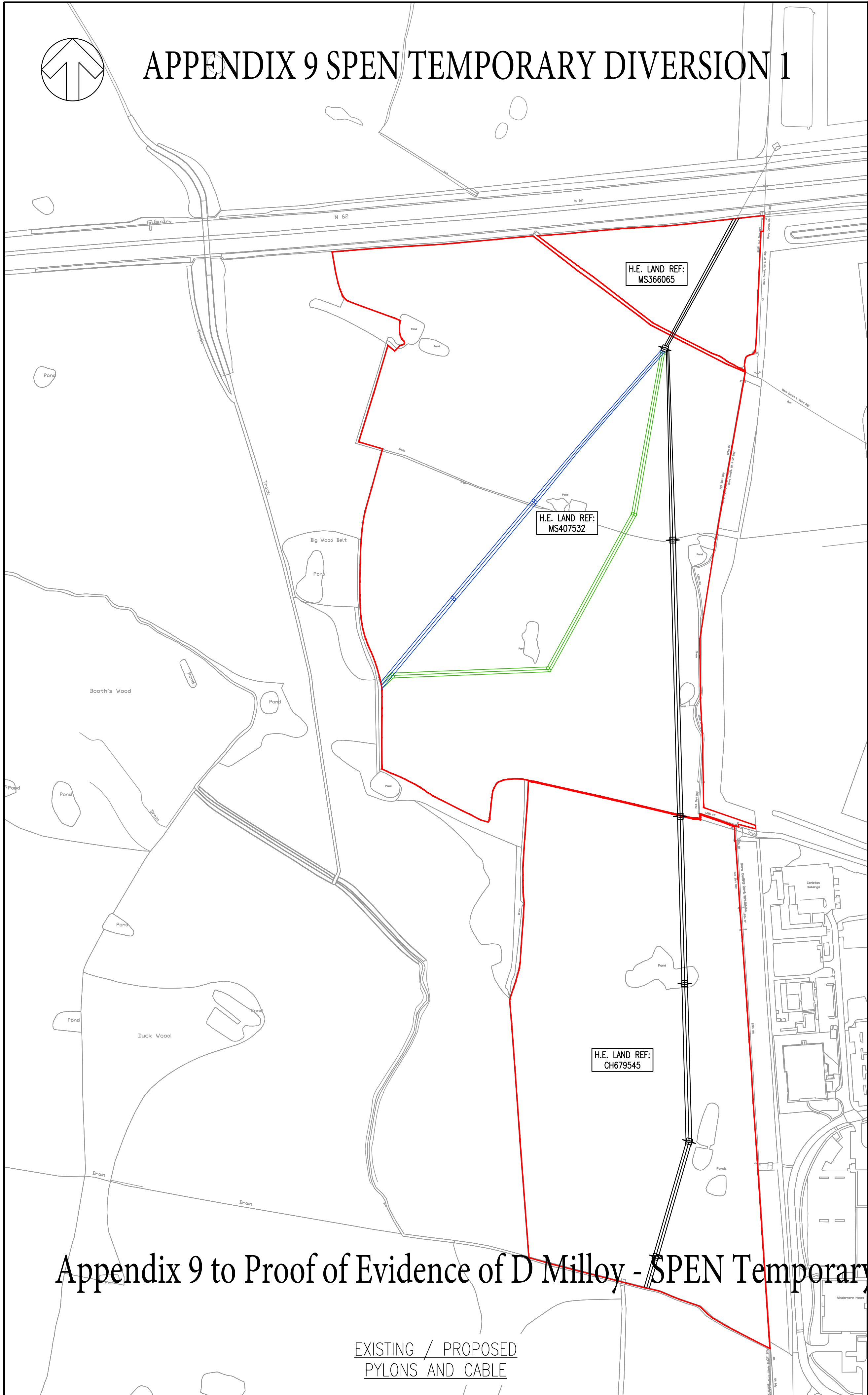
- POND
- ORDINARY WATERCOURSE - SOURCE WMC WATERCOURSE MAP
- MAIN RIVER
- WATER FEATURE TAKEN FROM OS MAPPING
- TREE ZONE

A	24/09/2019	DMC	FIRST ISSUE	50	50
REV	DATE	BY	DESCRIPTION	CHK	APP
DRAWING STATUS					
S2 - FOR INFORMATION					

<div><div><div></div></div><div>8 First Street, Manchester, M15 4SL, UK T +44 (0) 161 200 5000 wsp.com</div></div>					
CLIENT: OMEGA WARRINGTON LTD					
ARCHITECT: N/A					
SUBPROJECT: OMEGA, WARRINGTON ZONE 8					
TITLE: EXISTING CONSTRAINTS PLAN WITH MASTERPLAN					
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PROJECT NO: 11190723	DESIGNED: DMC	DRAWN: DMC	DATE: June 19	PER: A	
DRAWING NO: 0723-28-CNS-002					
© WSP UK Ltd					



APPENDIX 9 SPEN TEMPORARY DIVERSION 1



DO NOT SCALE

- KEY
- HOMES ENGLAND BOUNDARY
 - EXISTING 132kV OHL
 - PROPOSED 132kV OHL
 - PROPOSED 132kV OHL RECOVERY

A	03/02/2020	DR	FIRST ISSUE	SG	SG
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS: S0 - WORK IN PROGRESS



8 First Street, Manchester, M15 4GU, UK
T+44 (0) 161 200 5000
wsp.com

CLIENT: OMEGA WARRINGTON LTD

ARCHITECT: N / A

SITE/PROJECT: OMEGA, WARRINGTON ZONE 8

TITLE: PROPOSED AND EXISTING PYLON AND CABLE LINES WITH 132kV DIVERSION

SCALE @ A1: 1 : 2500 m	CHECKED: SG	APPROVED: SG
PROJECT NO: 11190723	DESIGNED: DR	DRAWN: DR
DATE: February 20		REV: A

DRAWING No: 0723-Z8-LP-019

© WSP UK Ltd

Appendix 9 to Proof of Evidence of D Milloy - SPEN Temporary Diversion 1 A3 size

EXISTING / PROPOSED
PYLONS AND CABLE

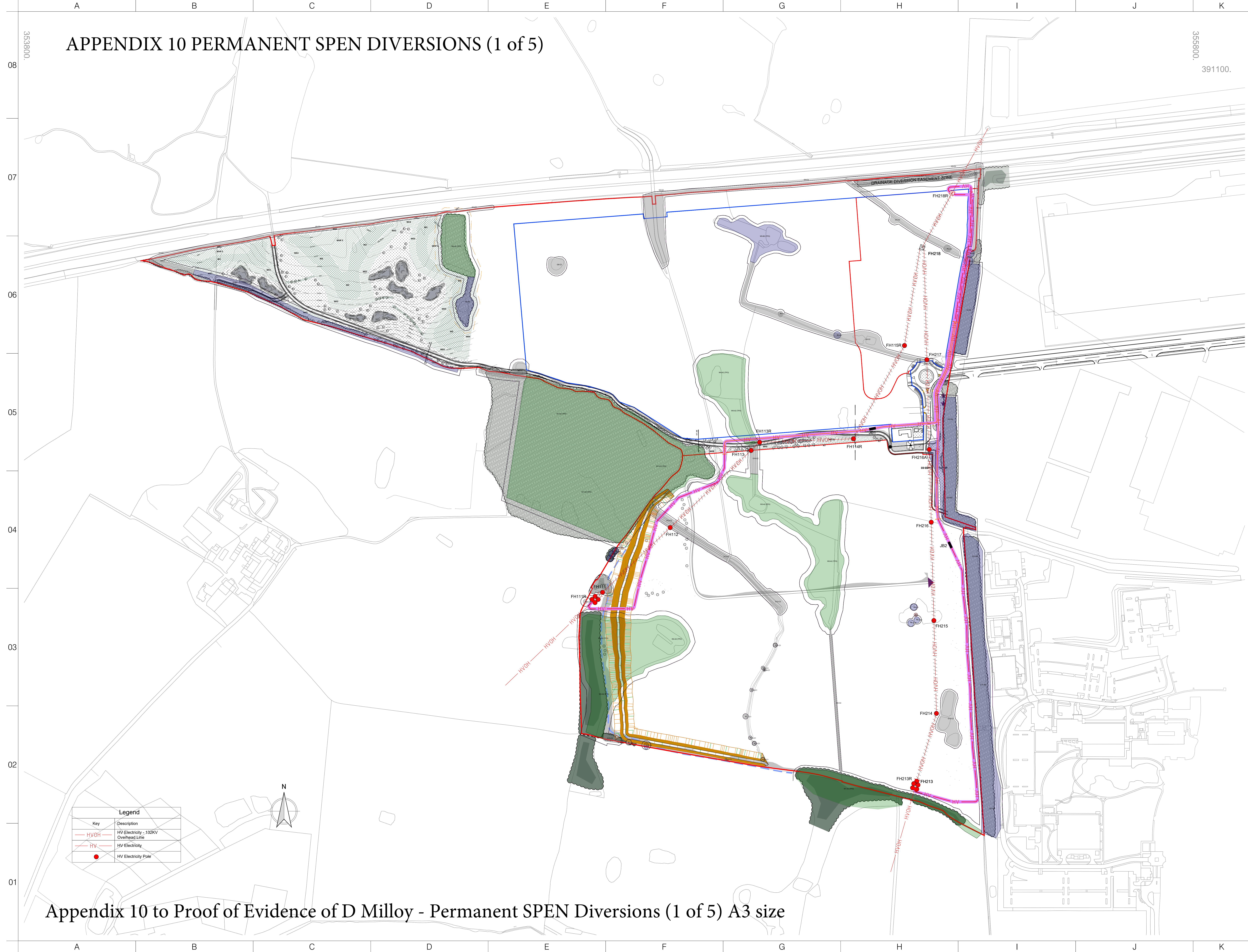
EXISTING PYLONS AND CABLE

APPENDIX 10 PERMANENT SPEN DIVERSIONS (1 of 5)

This drawing was produced in AutoCAD. DO NOT change manually.
DO NOT scale from this drawing. The contractor must verify all site dimensions.

Notes:

1. This drawing has been produced from the information obtained from an existing Utility Search from Utility Services Providers known to have utility services nearsites local to the Omega West Development site
2. Refer to Hannan Associates Existing Utility Report for original source information received from the Utility Network Operators
3. Details and services locations shown on this drawing are for information purposes only and the position of all services should be determined on site prior to commencement of works and / or penetrating the existing ground surface
4. Only known services are identified on this drawings
5. Unknown services should be identified where possible by sub scan surveys of all the work areas



	P0	For Information Purposes Only Watercourse Diversion & Landscaped Footpath Added Permanent 120KV Line Diversions Route Revised To Suit		
	P8	For Information Purposes Only Tree Reserve Protection Zone Added Permanent 120KV Line Diversions Route Revised To Suit		
F4	P2	For Information Purposes Only Site 1 Site Plan Updated & EPRH Primary Substation Added	TW	
F9	P1	For Information Purposes Only Drawing Title Changed Drainage Overhead Main easement Zone Added	TW	
P2	P1	For Information Purposes Only Unit 1 Site Plan Updated		
P1	P1	For Information Purposes Only		
E	D	Description		
				
<div style="float: left;"> <h1>Hannan Associates</h1> <p>M&E Design Solutions</p> </div> <div style="float: right; width: 50%;"> Hannan Associates Ltd Brea House, Ashgrove Dr. Manchester Road, Duxton, M20 5XB Tel : +44 (0)161 937 2200 Email : info@hannan.co.uk Web : www.hannan.co.uk </div> <div style="clear: both;"></div>				
Client: Omega Warrington Ltd				
Project: Omega West Warrington				
Design Stage: Stage 0 - Strategic Definition				
Drawing Title: Site Plan				
Services: Infrastructure Services				
Preferred Permanent Diversion Plan				
Scale:	Information	Page Size:	AOL	
For Information Purposes Only				
Project / Organisation / Version:	Level / File Name / Number:		Date:	No.
9738 - HAN - 01	SP-DR-INF-S005 - 01			
This drawing is the property of Hannan Associates, and must be returned as such if it was lent without the written consent of Hannan Associates, and must be used for the purposes intended.				

This figure is a technical drawing titled "APPENDIX 10 PERMANENT SPEN DIVERSIONS (2 of 5)". It is a site plan showing proposed permanent SPEN (Substation Permanent Enclosure Network) diversions. The drawing is oriented with North at the top. The plan shows a network of roads, including a main road running horizontally across the middle and several roads branching off. Key features include:

- Proposed Diversions:** Indicated by red lines with red dots at junctions and endpoints. These diversions are labeled with codes such as FH113, FH113R, FH114R, FH115R, FH216, FH216A, and FH217.
- Existing Infrastructure:** Shown in blue and orange lines, including "132KV Ducts" and "132KV Overhead Line".
- Landmarks and Features:** Green areas represent trees or vegetation, labeled with codes like W4-A2 (TPO), W3-A2 (TPO), and W4-A2 (TPO). Blue areas represent water bodies, labeled G10-B2, G16-C2, and G5-C2. A road is labeled WE8, WE9, WE10, and H7.
- Other Labels:** JB1, T8-B1, T7-C1, and various other codes are present throughout the plan.
- Scale and Orientation:** The drawing includes a scale bar indicating 1:500 and a north arrow pointing towards the top right.
- Notes:** A list of notes is provided in the bottom right corner, detailing the drawing's purpose and the information it contains.

The drawing is a technical site plan showing proposed permanent SPEN diversions. It includes a network of roads, existing infrastructure (132KV ducts and overhead lines), and various landmarks (trees, water bodies). Key features include proposed diversions (red lines with dots) and existing infrastructure (blue and orange lines). The drawing is titled "APPENDIX 10 PERMANENT SPEN DIVERSIONS (2 of 5)" and includes a scale bar (1:500) and a north arrow. A list of notes is provided in the bottom right corner.

Notes:

- This drawing has been produced from the information obtained from an existing Utility Search from Utility Services Providers known to have utility services networks local to the Omega West Development site.
- Refer to Hannan Associates Existing Utility Report for original source information received from the Utility Network Operators.
- Details and services locations shown on this drawing are for information purposes only and the position of all services should be determined on site prior to commencement of works and / or penetrating the existing ground surface.
- Only known services are identified on this drawings.
- Unknown services should be identified where possible by sub-scale surveys of all the work areas.

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MEP Design Solutions

Omega Warrington Ltd

Omega West Warrington

Stage 0 - Strategic Definition

Site Plan
Infrastructure Services
132KV Overhead Line Diversion Ducting Plan

1:500 A0L

For Information Purposes Only

Project: 3736 - HAN - 01
Level: SP - DR - INF - SD05 - 02
Rev: P2

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This figure is a technical drawing titled "APPENDIX 10 PERMANENT SPEN DIVERSIONS (2 of 5)". It is a site plan showing proposed permanent SPEN (Substation Permanent Neutral) diversions. The drawing is oriented with North at the top. The plan shows a network of roads, including a main road running horizontally across the middle and several roads branching off. Key features include:

- Proposed Diversions:** Indicated by red lines with red dots at the diversion points. These diversions are labeled with codes such as FH113, FH113R, FH114R, FH115R, FH216, FH216A, and FH217.
- Existing Infrastructure:** Shown in blue and orange lines, including "132KV Ducts" and "132KV Overhead Line".
- Landmarks and Features:** Green areas represent trees or vegetation, labeled with codes like W4-A2 (TPO), W3-A2 (TPO), and W4-A2 (TPO). Blue areas represent water bodies, labeled G10-B2, G16-C2, and G5-C2. A road is labeled H7.
- Other Labels:** Various codes and labels are scattered throughout the plan, including T7-C1, T8-B1, WE8, WE9, WE10, JB1, and G1-B2.
- Scale and Orientation:** The drawing includes a scale bar indicating 1:500. A north arrow is located in the bottom right corner.
- Notes:** A list of notes is provided in the bottom right corner, detailing the drawing's purpose and the information it contains.

The drawing is a technical site plan showing proposed permanent SPEN diversions. It includes a grid system (A-K, 01-08) and a scale bar (1:500). The plan shows existing infrastructure (132KV Ducts, 132KV Overhead Line) and proposed diversions (red lines with red dots). Key features include:

- Proposed Diversions:** FH113, FH113R, FH114R, FH115R, FH216, FH216A, FH217.
- Existing Infrastructure:** 132KV Ducts, 132KV Overhead Line.
- Landmarks and Features:** W4-A2 (TPO), W3-A2 (TPO), W4-A2 (TPO), G10-B2, G16-C2, G5-C2, H7.
- Other Labels:** T7-C1, T8-B1, WE8, WE9, WE10, JB1, G1-B2.

Notes:

- This drawing has been produced from the information obtained from an existing Utility Search from Utility Services Providers known to have utility services networks local to the Omega West Development site.
- Refer to Hannan Associates Existing Utility Report for original source information received from the Utility Network Operators.
- Details and services locations shown on this drawing are for information purposes only and the position of all services should be determined on site prior to commencement of works and / or penetrating the existing ground surface.
- Only known services are identified on this drawings.
- Unknown services should be identified where possible by sub-scale surveys of all the work areas.

Hannan Associates
MEP Design Solutions

Omega Warrington Ltd

Omega West Warrington

Stage 0 - Strategic Definition

Site Plan
Infrastructure Services
132KV Overhead Line Diversion Ducting Plan

Scale: 1:500 Page Size: A0L

For Information Purposes Only

Project: 3736 - HAN - 01 User: SP - DR - INF - SD05 - 02 Rev: P2

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This drawing was produced from information obtained from an existing Utility Search from Utility Services Providers known to have utility services networks local to the Omega West Development site.

Refer to Hannan Associates Existing Utility Report for original source information received from the Utility Network Operators

Details and services locations shown on this drawing are for information purposes only and the position of all services should be determined on site prior to commencement of works and / or penetrating the existing ground surface

Only known services are identified on this drawings

Unknown services should be identified where possible by sub scale surveys of all the work areas

Notes:

1. This drawing has been produced from the information obtained from an existing Utility Search from Utility Services Providers known to have utility services networks local to the Omega West Development site.

2. Refer to Hannan Associates Existing Utility Report for original source information received from the Utility Network Operators

3. Details and services locations shown on this drawing are for information purposes only and the position of all services should be determined on site prior to commencement of works and / or penetrating the existing ground surface

4. Only known services are identified on this drawings

5. Unknown services should be identified where possible by sub scale surveys of all the work areas

Appendix 10 Permanent SPEN Diversions (2 of 5)

Appendix 10 to Proof of Evidence of D Milloy - Permanent SPEN Diversions (2 of 5) A3 size

Hannan Associates
MEP Design Solutions

Omega Warrington Ltd

Omega West Warrington

Stage 0 - Strategic Definition

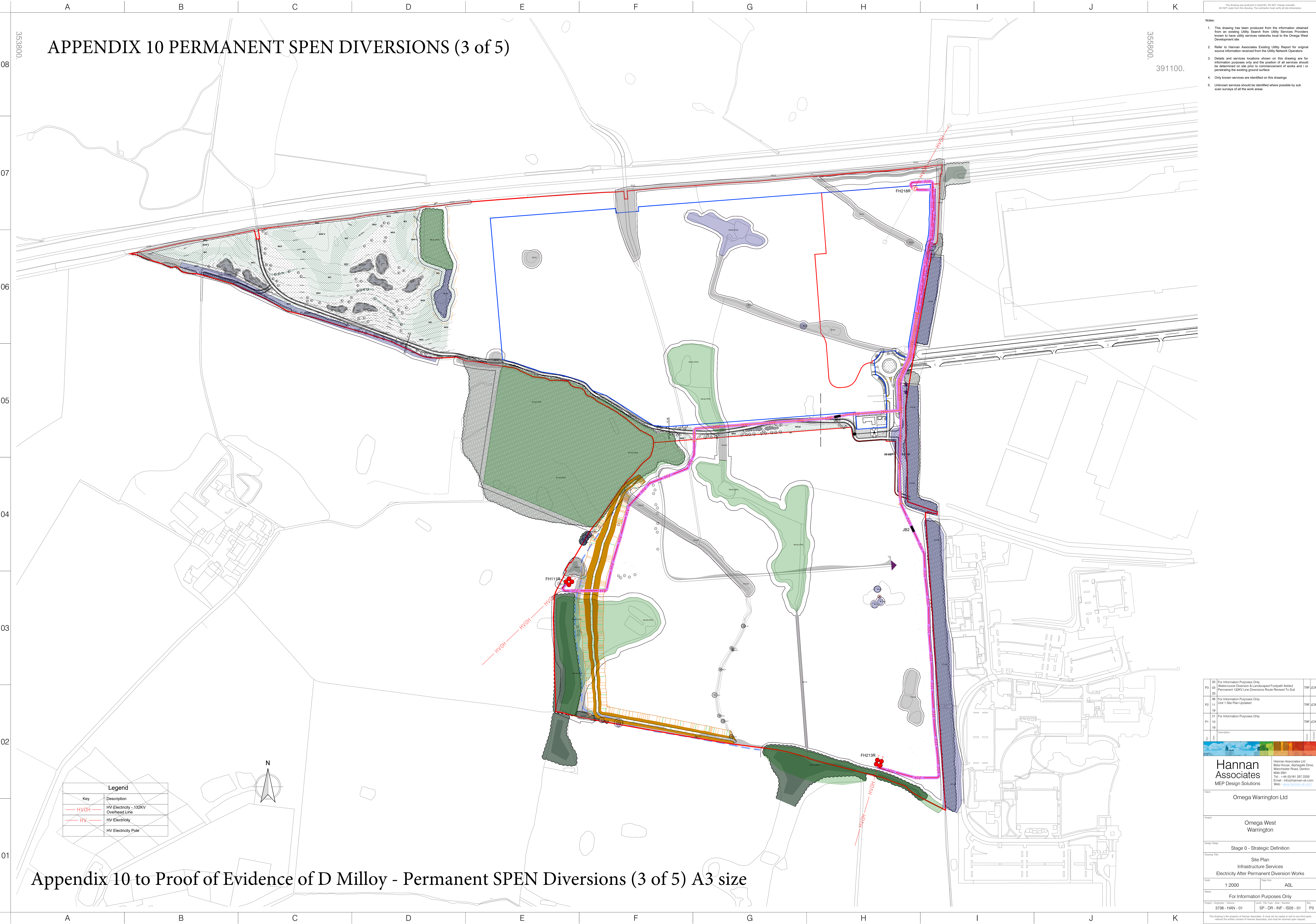
Site Plan Infrastructure Services
132KV Overhead Line Diversion Ducting Plan

Scale: 1:500 Page Size: A0L

For Information Purposes Only

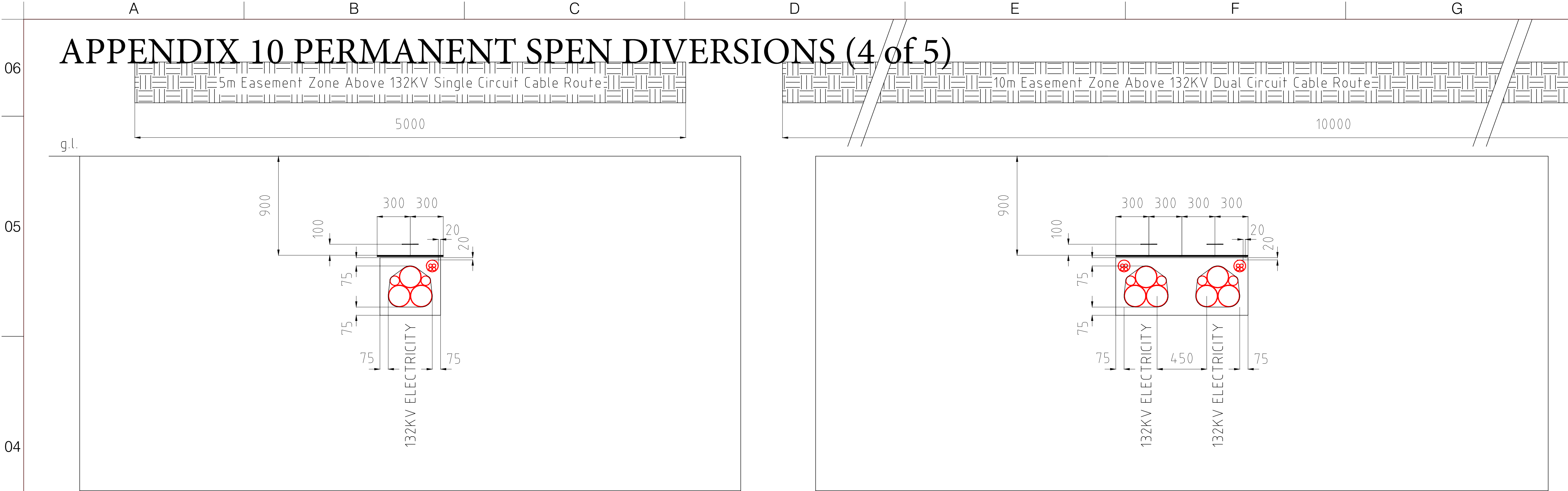
Project: Originator - Volume: 3736 - HAN - 01 User: File Type: Bulk Number: SP - DR - INF - SD06 - 02 Rev: P2

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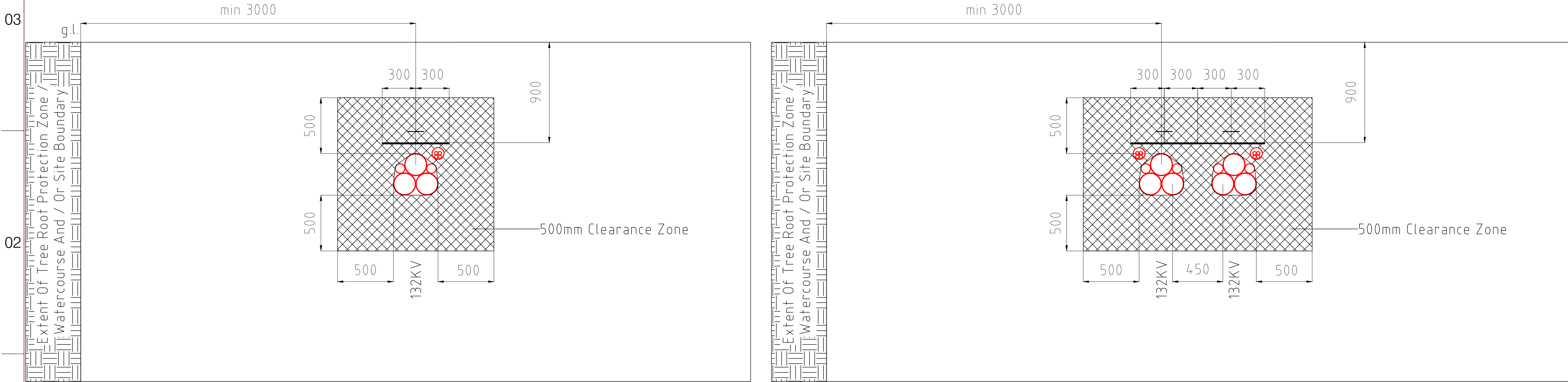
- Notes:
- This drawing has been produced from the information obtained from an existing Utility Search from Utility Services Providers known to have utility services networks local to the Omega West Development site.
 - Refer to Hannan Associates Existing Utility Report for original source information received from the Utility Network Operators
 - Details and services locations shown on this drawing are for information purposes only and the position of all services should be determined on site prior to commencement of works and / or penetrating the existing ground surface
 - Only known services are identified on this drawings
 - Unknown services should be identified where possible by sub scan surveys of all the work areas

P3	20	For Information Purposes Only	TRF	JCV				
	19	Watercourse Diversion & Landscaped Footpath Added						
	20	Permanent 132KV Line Diversions Route Revised To Suit						
	20							
P2	06	For Information Purposes Only	TRF	JCV				
	11	Unit 1 Site Plan Updated						
P1	21	For Information Purposes Only	TRF	JCV				
	10							
P1	19							
	19							
Revision								
Description								
Author								
Checked								
								
<h1>Hannan Associates</h1>			Hannan Associates Ltd Bella House, Ashington Drive, Manchester Road, Denton M26 5PH Tel: +44 (0)161 887 2200 Email: info@hannan-uk.com Web: www.hannan-uk.com					
MEP Design Solutions								
Client								
Omega Warrington Ltd								
Project								
Omega West Warrington								
Design Stage								
Stage 0 - Strategic Definition								
Drawing Title								
Site Plan Infrastructure Services Electricity After Permanent Diversion Works								
Scale		Page Size		A3				
1:2000		A3						
Status								
For Information Purposes Only								
Project / Origination / Volume		Level / File Type / Size / Number		P3				
3738 - HAN - 01		SP - DR - INF - ISO5 - 01						
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Section 1/1 – Typical Section Through 132KV Single Circuit Cable Trench
Trench / Construction Detail (See SPEN Specification CAB-15-004)

Section 2/1 – Typical Section Through 132KV Dual Circuit Cable Trench
Trench / Construction Detail (See SPEN Specification CAB-15-004)



Section 1/2 – Typical Section Through 132KV Single Circuit Cable Trench
132KV Duct Setting-Out Detail

Section 2/2 – Typical Section Through 132KV Dual Circuit Cable Trench
132KV Duct Setting-Out Detail

Appendix 10 to Proof of Evidence of D Milloy - Permanent SPEN Diversions (4 of 5) A3 size

This drawing was produced in AutoCAD, DO NOT change manually.
DO NOT scale from this drawing. The contractor must verify all site dimensions.

P1	23 03 20	Preliminary Issue - For Information Purposes Only	TRF	JW
Rev	Date	Description	Drawn	Checked

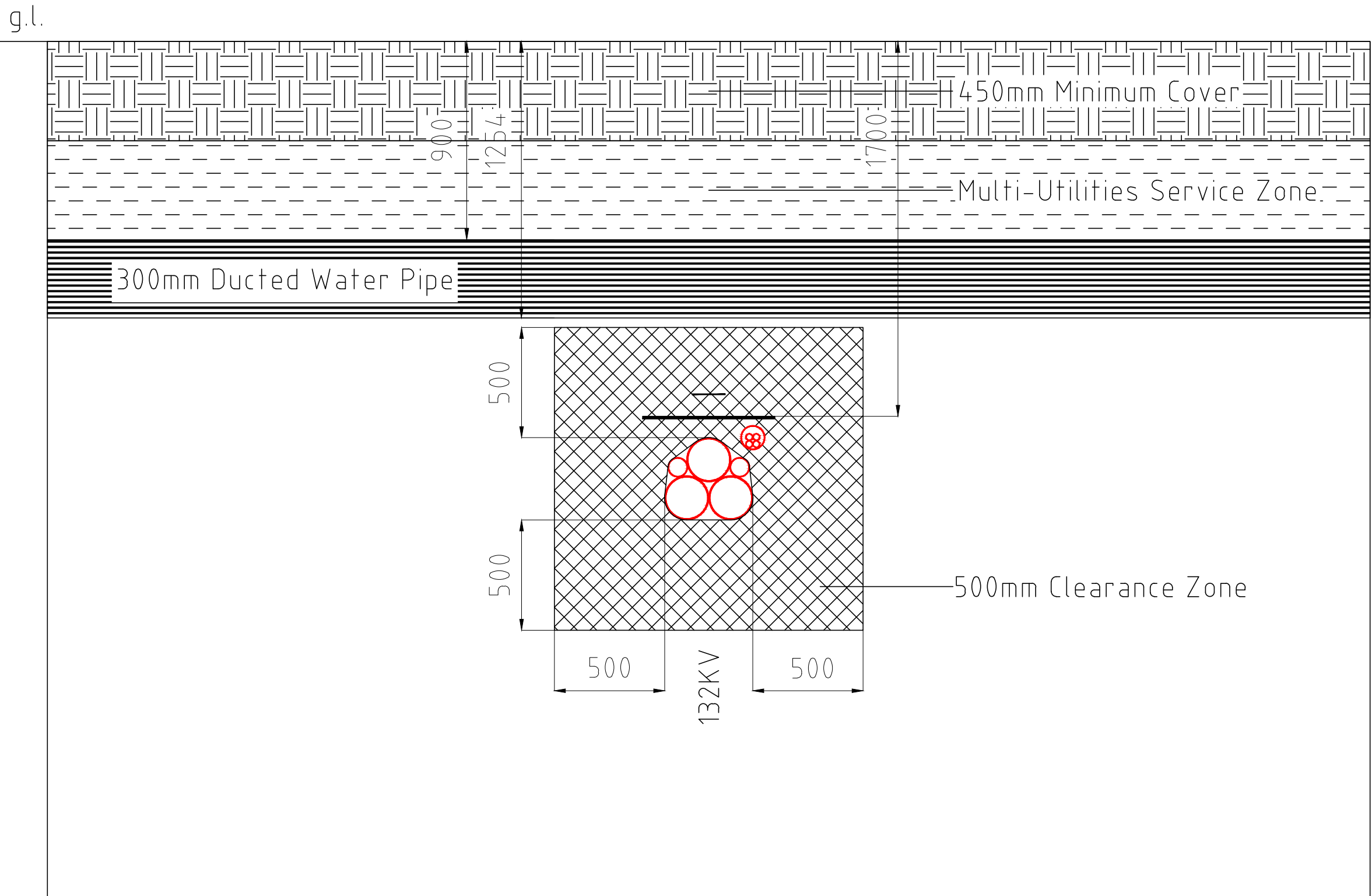
Hannan Associates
MEP Design Solutions

Hannan Associates Ltd
Beta House, Alphagate Drive,
Manchester Road, Denton
M34 3SH
Tel : +44 (0)161 337 2200
Email : info@hannan-uk.com
Web : www.hannan-uk.com

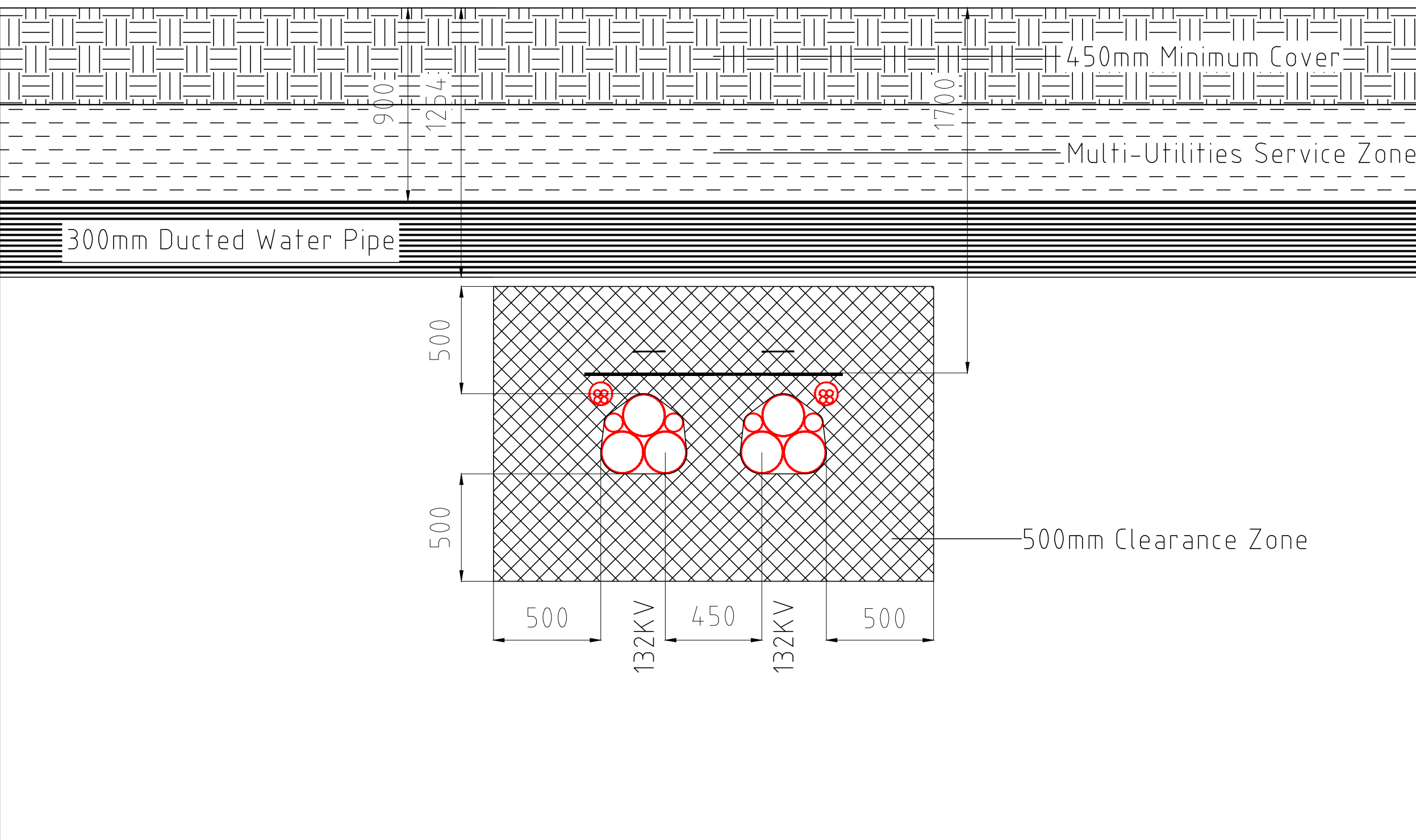
Client	Omega Warrington Ltd		
Project	Omega West Warrington		
Design Stage	Stage 0 - Strategic Definition		
Drawing Title	Sections Sheet 1 Off 2 Infrastructure Services Typical Sections Through 132KV Cable Trench		
Scale	1:20	Page Size	A1L
Status	For Information Purposes Only		
Project : Originator : Volume	Level : File Type : Role : Number	Rev	
3738 - HAN - 01	XX - DR - INF - SD05 - 03	P1	

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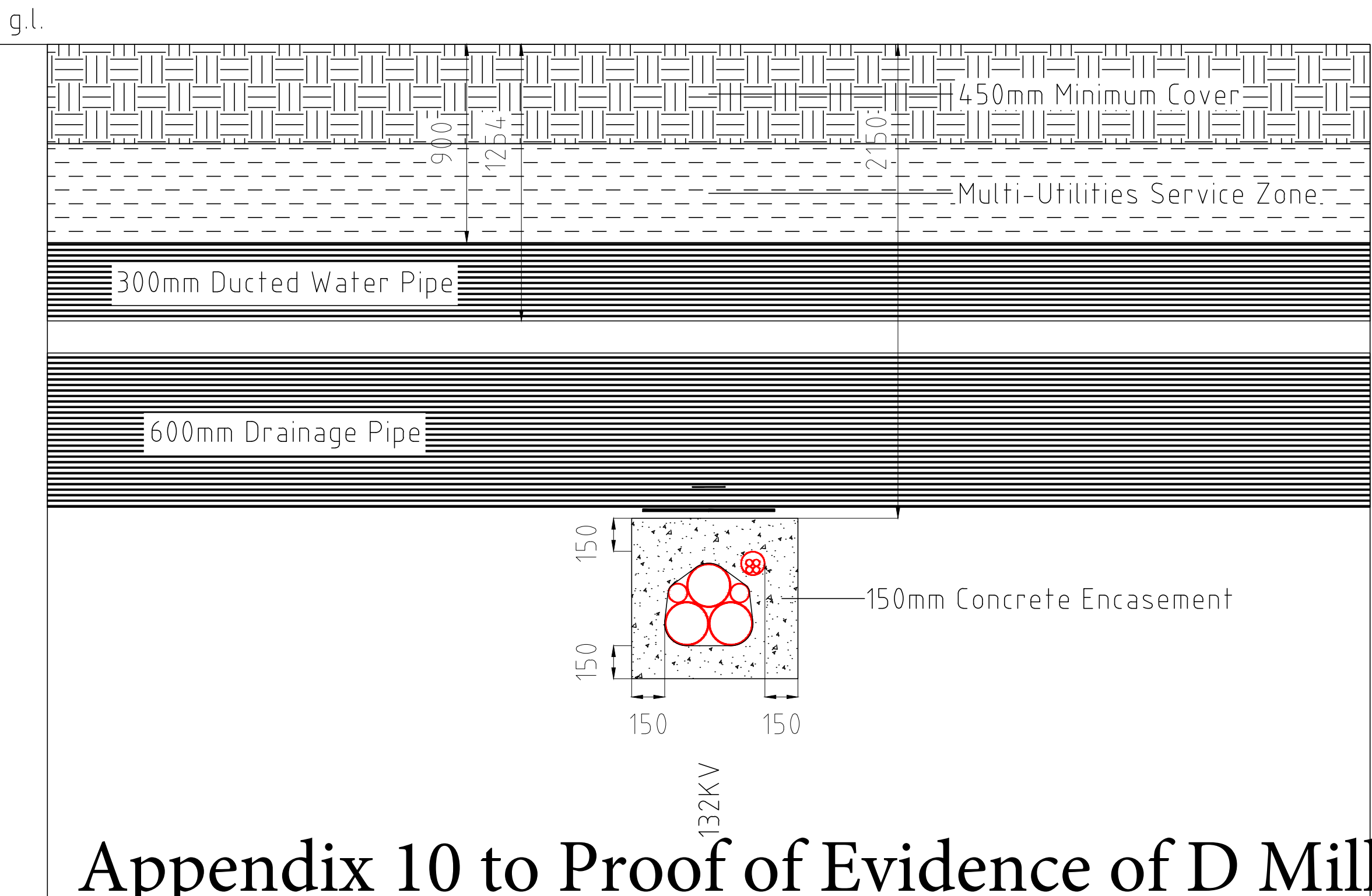
APPENDIX 10 PERMANENT SPEN DIVERSIONS (5 of 5)



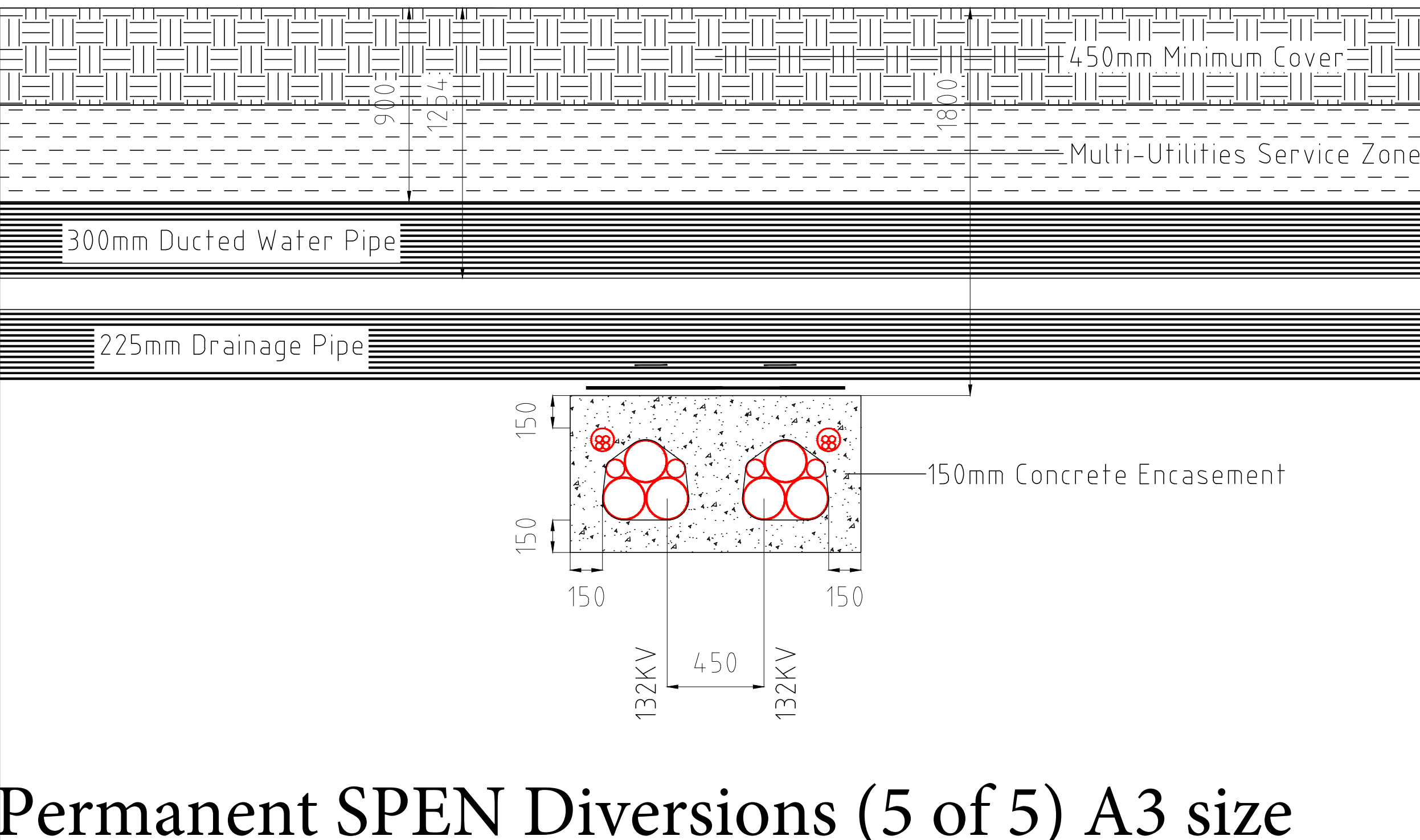
Section 1/3 - Typical Section Through 132KV Single Circuit Cable Trench
Ducted Water / Multi-Utilities Services Crossing



Section 2/3 - Typical Section Through 132KV Dual Circuit Cable Trench
Ducted Water / Multi-Utilities Services Crossing



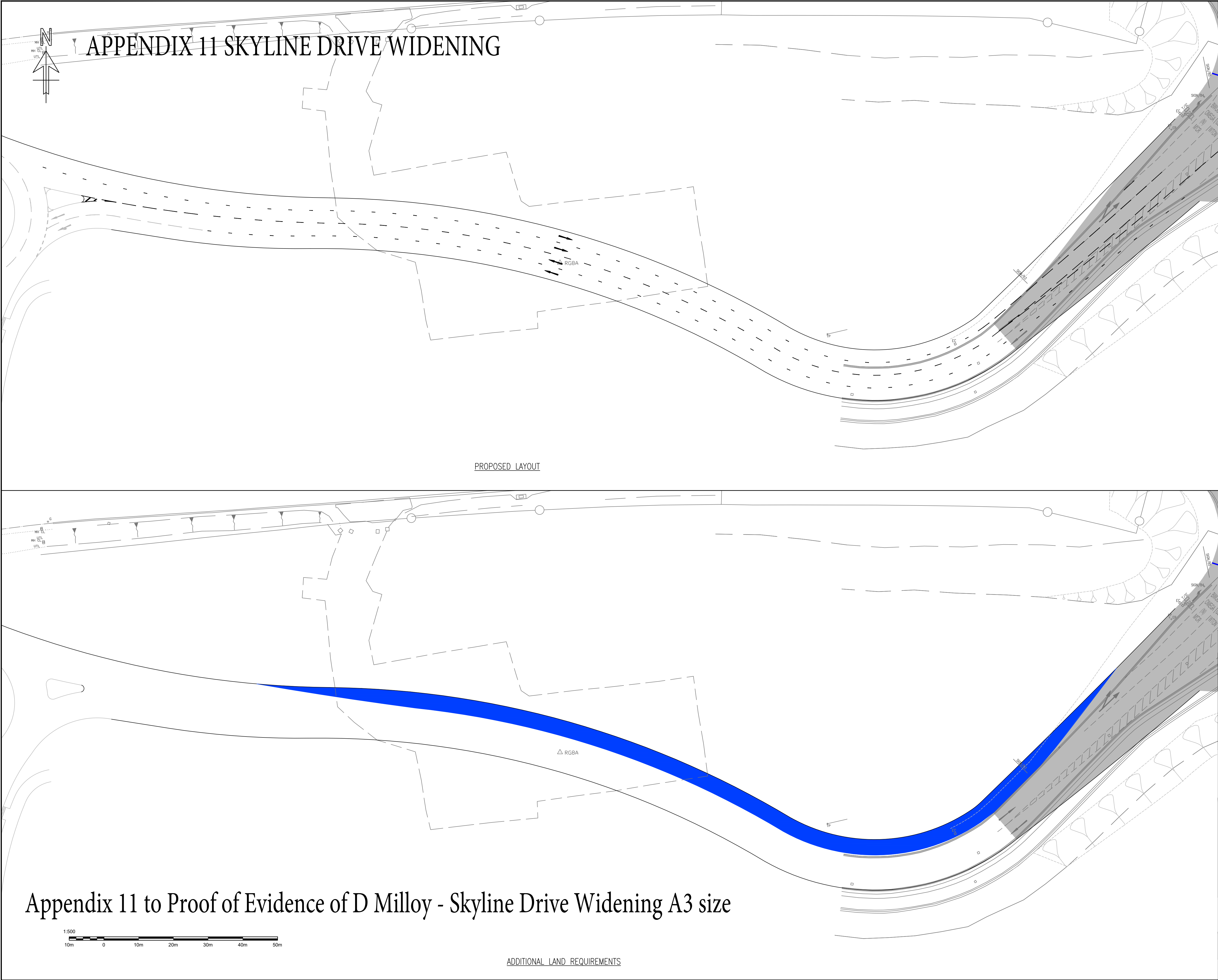
Section 1/4 - Typical Section Through 132KV Single Circuit Cable Trench
Drainage Pipe Services Crossing



Section 2/4 - Typical Section Through 132KV Dual Circuit Cable Trench
Drainage Pipe Services Crossing

Appendix 10 to Proof of Evidence of D Milloy - Permanent SPEN Diversions (5 of 5) A3 size

P1	23	Preliminary Issue - For Information Purposes Only			TRF	JW
	03	Description			Drawn	Checked
Rev	Date				Drawn	Checked
						
<h1>Hannan Associates</h1> <p>MEP Design Solutions</p>				<p>Hannan Associates Ltd Beta House, Alphagate Drive, Manchester Road, Denton M34 3SH Tel : +44 (0)161 337 2200 Email : info@hannan-uk.com Web : www.hannan-uk.com</p>		
Client						
Omega Warrington Ltd						
Project						
Omega West Warrington						
Design Stage						
Stage 0 - Strategic Definition						
Drawing Title						
Sections Sheet 2 Off 2 Infrastructure Services Typical Sections Through 132KV Cable Trench						
Scale		1:20		Page Size		A1L
Status						
For Information Purposes Only						
Project : Originator : Volume		Level : File Type : Role : Number		Rev		P1
3738 - HAN - 01		XX - DR - INF - SD05 - 03				
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DO NOT SCALE

A	09/04/2020	AS	FIRST ISSUE	XXX	XXX
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS:	S2 - FOR INFORMATION
-----------------	----------------------



7 Lochside View, Edinburgh Park, Edinburgh, EH12 9DH, UK
T+ 44 (0) 131 344 2300, F+ 44 (0) 131 344 2301
wsp.com

CLIENT:	OMEGA WARRINGTON LIMITED
---------	--------------------------

ARCHITECT:	
------------	--

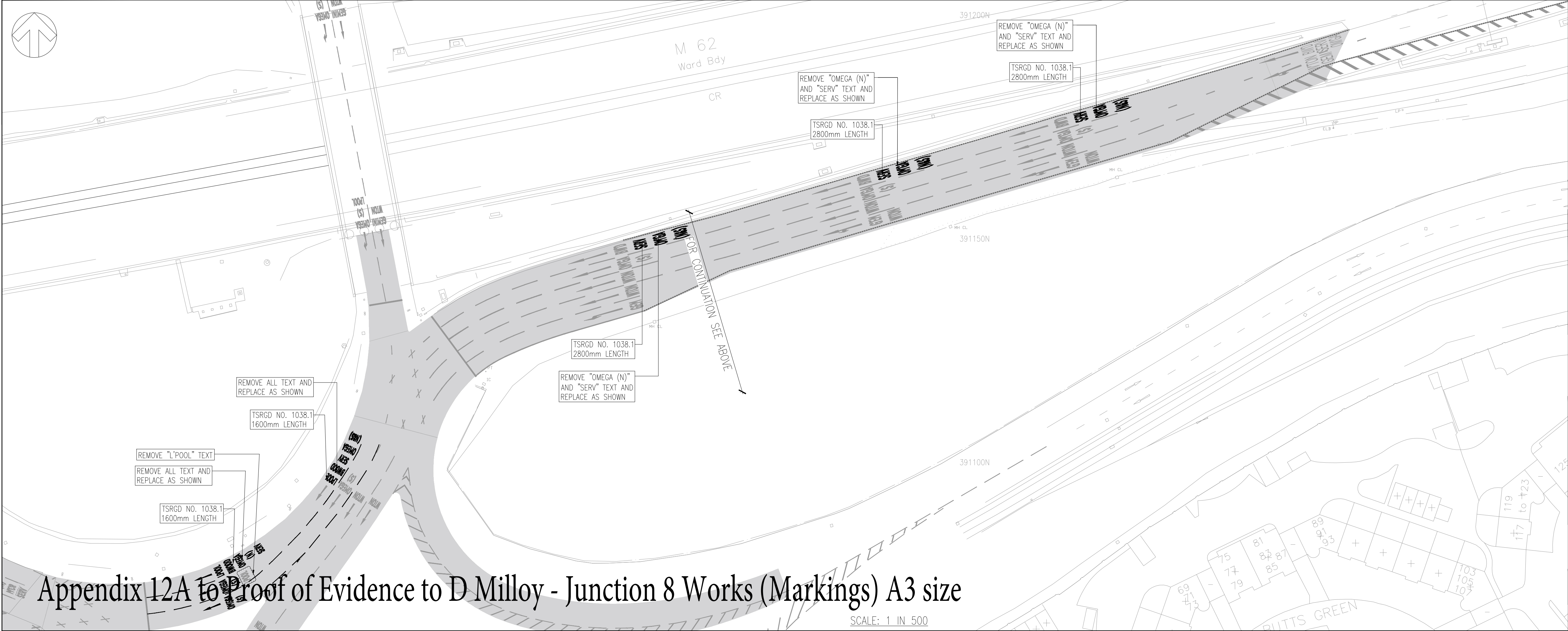
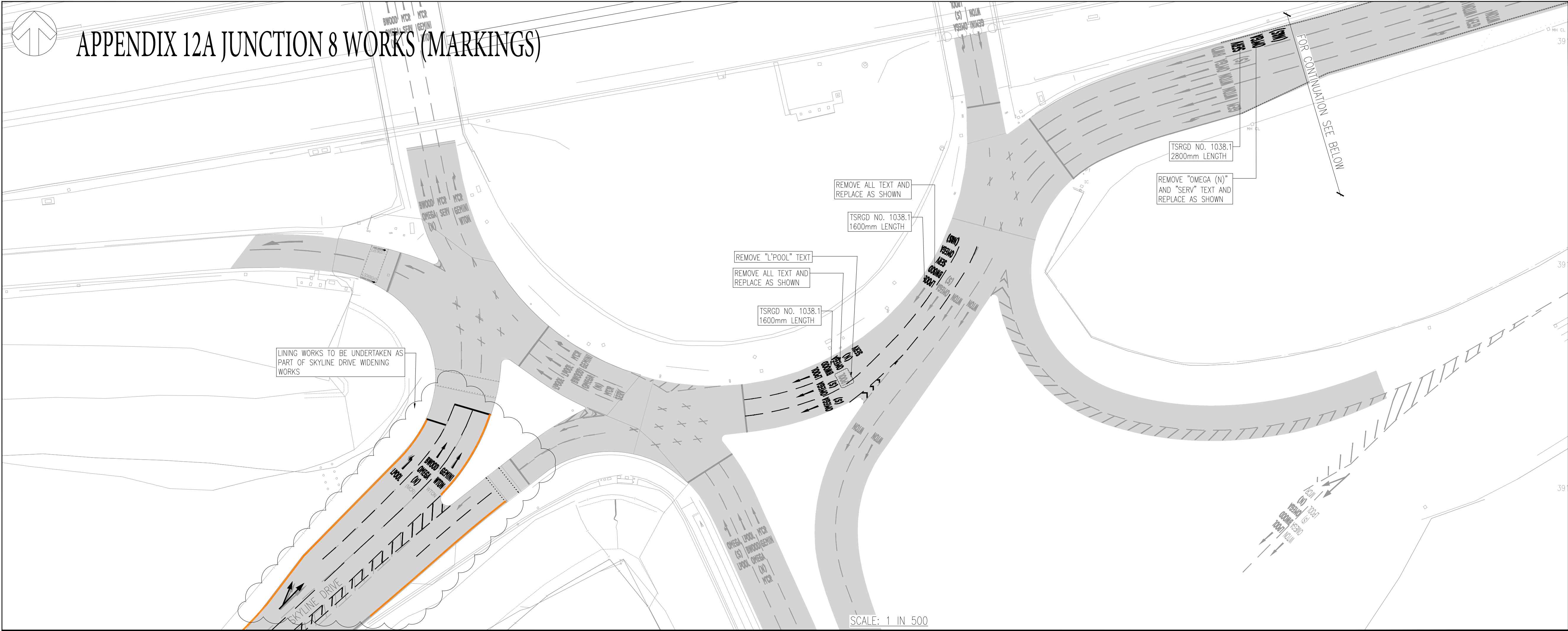
SITE/PROJECT:	OMEGA ,WARRINGTON
---------------	-------------------

TITLE:	PROPOSED WIDENING ON SKYLINE DRIVE
--------	------------------------------------

SCALE @ A1:	1:500	CHECKED:	DB	APPROVED:	DB
PROJECT NO:	11191042	DESIGNED:	AS	DRAWN:	AS
				DATE:	April 20

DRAWING No:	11191042_SK329	REV:	A
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DO NOT SCALE

NOTES

1.

ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM.

2.

ALL WORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE WARRINGTON BOROUGH COUNCIL DESIGN GUIDE.

3.

UNDERGROUND SERVICES MAY BE PRESENT. CONTRACTOR TO CONFIRM THE PRECISE LINE AND DEPTH OF ANY UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION WORK.

4.

ALL ROAD MARKINGS ARE TO BE COLD APPLIED MMA (METHYL METHACRYLATE) SYSTEM.

5.

ALL EXISTING ROAD MARKINGS AND DESTINATION TEXT WHICH IS TO REMAIN SHALL BE REAPPLIED BETWEEN THE JUNCTION 8 ROUNDABOUT AND THE SKYLINE DRIVE/FAIRCHILD ROAD ROUNDABOUT.

6.

BI-DIRECTIONAL WHITE STUDS TO BE PROVIDED BETWEEN SOLID WHITE LINES, TSRGD NO.1013.1, SPACED AT 4.5M CENTRES. STUDS

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK.

P03	08/12/2020	DGS	THIRD ISSUE	DW	SG
C01	07/10/2020	DGS	CONSTRUCTION ISSUE	DW	SG
P02	10/09/2020	DGS	SECOND ISSUE	DW	SG
P01	06/08/2020	AS	FIRST ISSUE	DW	SG
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS: S4 - FOR APPROVAL

wsp

8 First Street, Manchester, M15 4GU, UK
T+ 44 (0) 161 200 5000
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CLIENT: OMEGA WARRINGTON LTD

ARCHITECT: N / A

SITE/PROJECT: OMEGA SOUTH WARRINGTON

TITLE: M62 JUNCTION 8
ADDITIONAL ROAD MARKING LAYOUT

SCALE @ A1: AS SHOWN	CHECKED: DW	APPROVED: SG
PROJECT NO: 70075443	DESIGNED: UK	DRAWN: AS DATE: October 2020

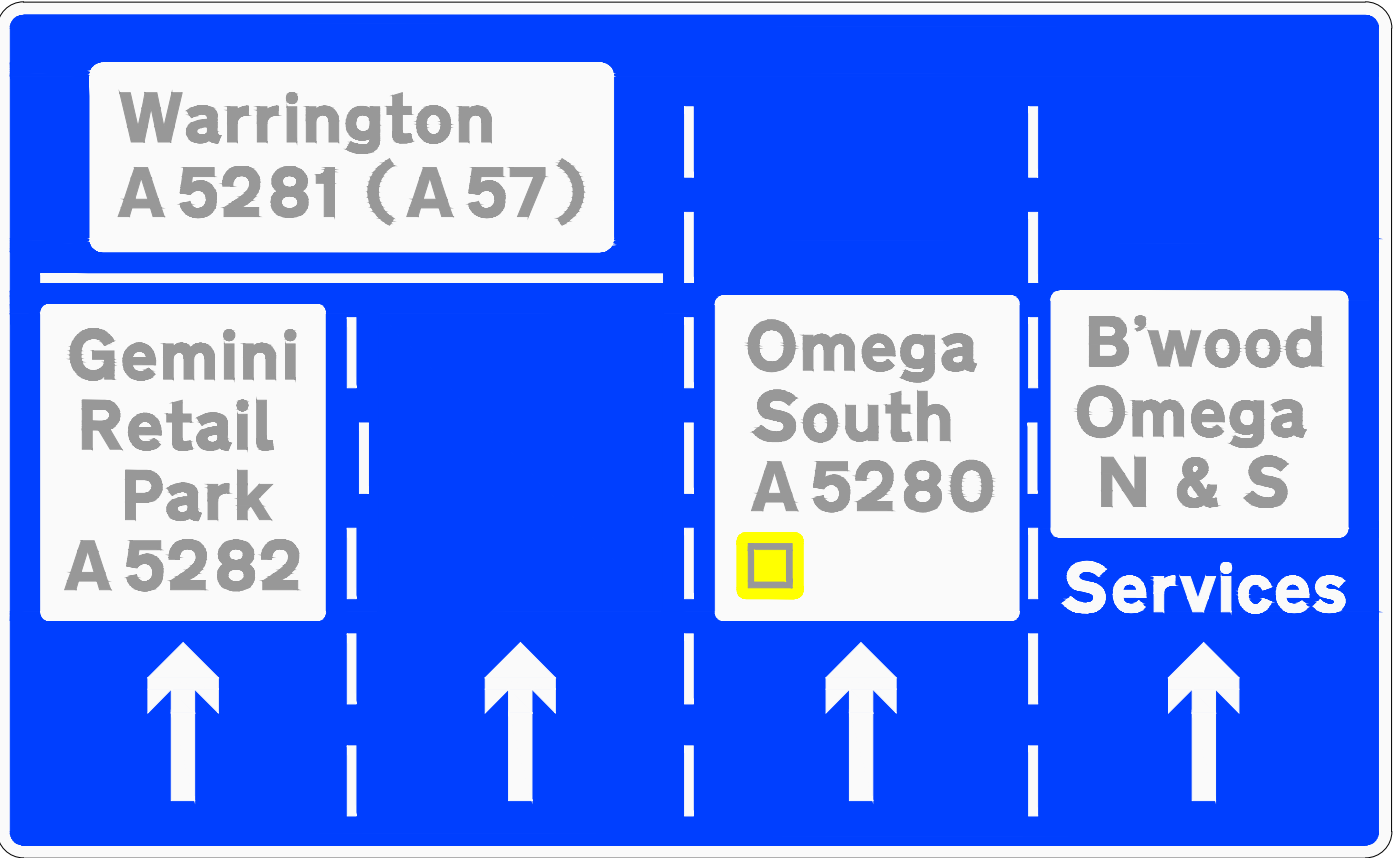
DRAWING NO: SKDR-WSP-XX-XX-DR-D-001202

REV: P03

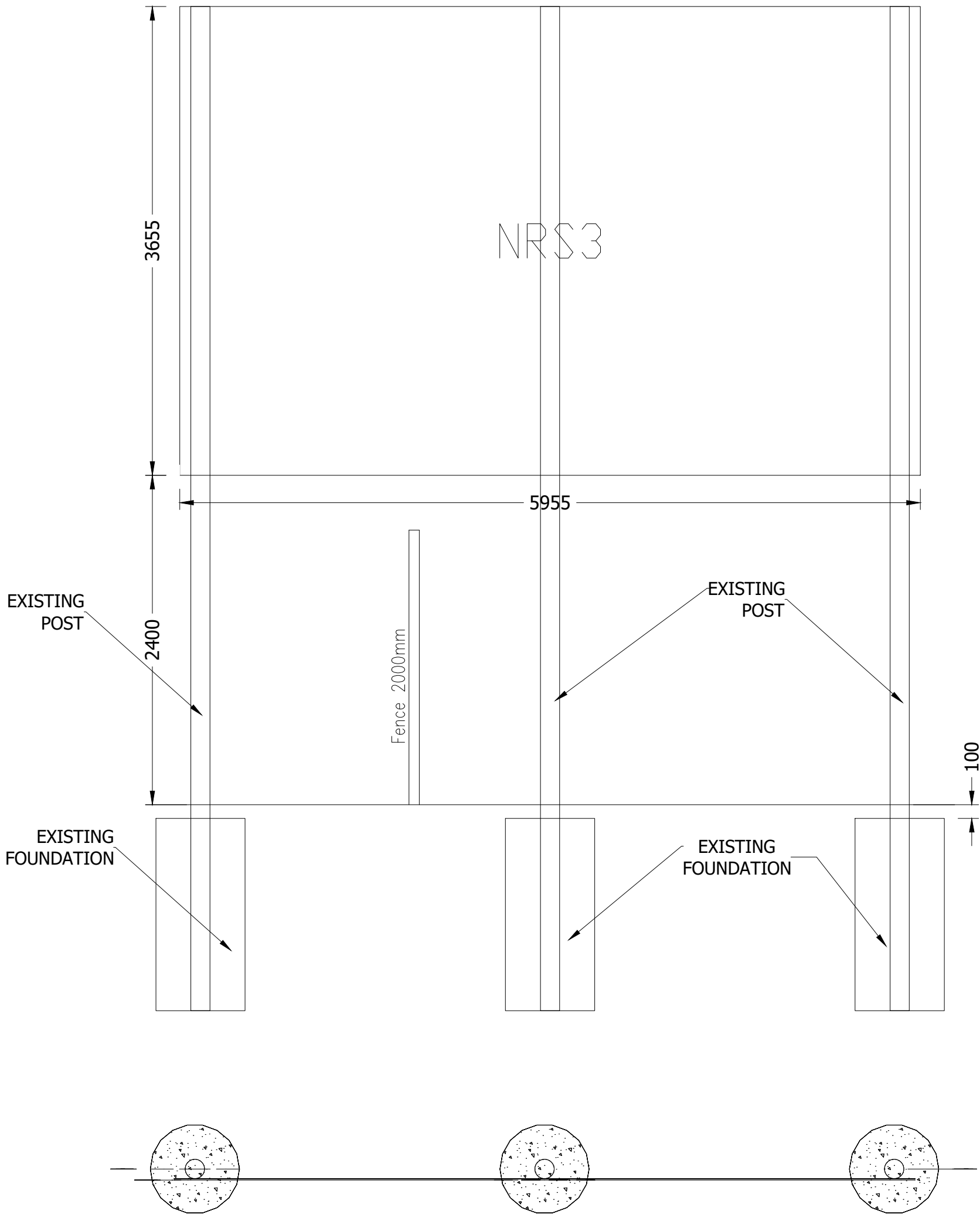
© WSP UK Ltd

Appendix 12A to Proof of Evidence to D Milloy - Junction 8 Works (Markings) A3 size

APPENDIX 12B JUNCTION 8 WORKS (SIGNAGE)



Signing Project	M62 J8				
Sign Reference	NRS3	Width (mm)	5955	Background	Blue
x Height	150.0	Height (mm)	3655	Border	White
Material	Class RA2	Area (sq.m)	21.77	Legend	White



Appendix 12B to Proof of Evidence of D Milloy - Junction 8 Works (Signage) A3 size

SIGN FACE DESIGN – NRS3

DO NOT SCALE

NOTES

1. NEW SIGN FACE TO BE FIXED TO EXISTING SIGN POSTS.

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK.

P02	12/07/2020	DK	FIRST ISSUE	DW	SG
P01	11/11/2020	DK	FIRST ISSUE	DW	SG
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS: S4 - FOR APPROVAL



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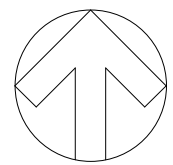
CLIENT: OMEGA WARRINGTON LTD

ARCHITECT: N / A

STEPROJECT: OMEGA SOUTH WARRINGTON

TITLE: SKYLINE DRIVE WIDENING
PROPOSED ROAD MARKINGS
AND TRAFFIC SIGN

SCALE @ A1: NTS	CHECKED: DW	APPROVED: SG
PROJECT NO: 70075443	DESIGNED: UK	DRAWN: DK
DATE: October 2020	REV: P02	
DRAWING NO: SKDR-WSP-XX-XX-DR-D-001203		
© WSP UK Ltd		



APPENDIX 13 SKYLINE DRIVE ADOPTION PLAN

DO NOT SCALE

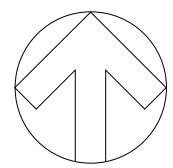
KEY

- EXISTING EXTENT OF HIGHWAY ADOPTION
- LAND TO BE DEDICATED FOR ADOPTION
- REDLINE BOUNDARY

NOTES

- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
- ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM.
- THE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION FOR HIGHWAY WORKS AND THE WARRINGTON BOROUGH COUNCIL DESIGN GUIDE.
- CONFLICTING INFORMATION SHOWN ON THE ENGINEER'S DRAWINGS OR DISCREPANCIES BETWEEN THE INFORMATION GIVEN BY THE ENGINEER AND THAT PROVIDED BY OTHERS MUST BE REFERRED TO THE ENGINEER BEFORE THE WORKS COMMENCE.

FOR CONTINUATION SEE BELOW



FOR CONTINUATION SEE ABOVE

CD1	7/10/2020	DGS	CONSTRUCTION ISSUE	DW	SG
PD1	30/07/2020	DK	FIRST ISSUE	DW	SG
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS:	A - FIT FOR CONSTRUCTION
-----------------	--------------------------



8 First Street, Manchester, M15 4GU, UK
T+ 44 (0) 161 200 5000
wsp.com

CLIENT:	OMEGA WARRINGTON LTD
---------	----------------------

ARCHITECT:	N / A
------------	-------

SITE/PROJECT:	OMEGA SOUTH WARRINGTON
---------------	------------------------

TITLE:	SKYLINE DRIVE WIDENING S278 LAND DEDICATION PLAN
--------	---

SCALE @ A1:	1:500	CHECKED:	DW	APPROVED:	SG
PROJECT NO:	70075443	DESIGNED:	UK	DRAWN:	DK
DATE:	October 2020	REV:	C01		
DRAWING No: SKDR-WSP-XX-XX-DR-D-000011					
© WSP UK Ltd					

Appendix 13 to Proof of Evidence of D Milloy - Skyline Drive Adoption Plan A3 size

APPENDIX 14 MINOR WATERCOURSE CONSENT



ST HELENS
BOROUGH COUNCIL

St Helens Council Ordinary Watercourse Land Drainage Consent

Land Drainage Act 1991

Name:

Project Architect – T J Morris Limited
Company Registration Number: 01505036

Development Applicant Address:

T J Morris Limited
Portal Way
Axis Business Park
Gillmoss
Liverpool
L110JA

Consent Applicant Address:

Mark Hayward (Technical Manager)
Fairhurst
Cornwall Buildings
45-51 Newhall Street
Birmingham
B3 3QR

Consent applying to:

The diversion of a small watercourse to the edge of the field. Additionally, a new storm water outfall from the adjacent development will be constructed within the newly diverted watercourse.

Previous Consent:

N/A

Consent Number:

2020-NWS-001

Effective from:2nd October 2020

Introduction

This Note does not form part of the Certificate of Authorisation.

St. Helens Council Land Drainage Consents are required by virtue of the Land Drainage Act 1991. The following activities on an Ordinary (non-main) Watercourse require Local Authority Consent:

Under Section 23 of the Land Drainage Act 1991

- The erection or alteration of any mill dam, weir or other like obstruction to the flow of any watercourse
- The erection or alteration of any culvert that would be likely to affect the flow of any watercourse

Under Sections 17 and 20(2) of the Land Drainage Act 1991

- Any drainage works carried out by a local authority against flooding in connection with any watercourse

Under Section 61F Land Drainage Act 1991 (Inserted by Schedule 22 Environment Act 1995)

- The operation of any drainage works, under the control of any Internal Drainage Board or local authority, so as to manage the level of water in a watercourse for the purposes of facilitating spray irrigation.

Note

Consent under the above legislation is required irrespective of whether the works are permanent or temporary.

Contraventions

In relation to Ordinary Watercourses, the Council can under Section 24 of the Land Drainage Act 1991 serve a legal notice requiring the person to abate the nuisance within a specified time. Failure to abide by such a notice can result in the St. Helens Council carrying out the necessary remedial work and seeking to recover costs.

Land Drainage Act 1991

Land Drainage Consent
Control of works affecting watercourses and/or flood defences
Consent number 2020-NWS-001

To: Mark Hayward (Technical Manager Fairhurst)

St. Helens Council, in exercise of its powers under Section 23 of the Land Drainage Act 1991 and subject to the conditions attached, hereby grants its consent in relation to the works or operations described in this Consent.

Watercourse: Ordinary Watercourse (Site of works not within 8 meters of Main River)
Location: Adjacent to the south side of the M62, approximately 1.7km west of Junction 8
Map reference: 355327, 390914

The diversion of a small watercourse to the edge of the field. Additionally, a new storm water outfall from the adjacent development will be constructed within the newly diverted watercourse.

As detailed on plans and sections for application **P/2020/0061/HYBR**:
(available online at <http://publicaccess.sthelens.gov.uk/online-applications/>)

Extra Supplied Drawings:

App 1 - 131504-2110-B_Watercourse diversion works GA
App 2 - 131504-2111_Watercourse diversion long section
App 3 - 131504-2223-B_Drainage details sheet 4 of 4
App 4 - 136897-2100_B-Proposed Drainage Layout (1)
App 5 - 55685_01 3D Model (Exten
App 6 – Superseded file - 131504-2110-A_Watercourse diversion works GA

St. Helens Council does not accept any responsibility for the design and construction of the works referred here to and any liability for any loss or damage which may arise out of their design, construction, maintenance or use.

This Consent shall come into effect on
Date 2nd October 2020

Signed on behalf of the St. Helens Council:



Name: Matthew Catherall
Job Title: Principle Flood Risk Engineer (Lead Local Flood Authority)
Date:

02/ 09 / 2020

Conditions

This consent is granted with the following conditions:

General

1. All reasonable care should be taken to ensure that the watercourse is kept free of foreign matter and floating debris during the construction period and on completion.
2. Works should be carried out in such a way as to ensure minimum obstruction to flows in the watercourse at all times.
3. On completion of the works all debris and surplus material shall be removed from the banks of the watercourse. The bed and banks of the watercourse, which have been disturbed by the works, shall be reinstated to the satisfaction of the Area Flood Risk Manager.

Timing

1. At least 7 working days' prior written notice of commencement of the works and written notification of completion must be given to the LLFA. Please email flood@sthelens.gov.uk stating your consent reference.

Site Specific

1. Even though the LLFA (Lead Local Flood Authority) approve the consent, this is not a permission to undertake works on land that may not be owned by the applicant.
2. Design and construction of the outfall must be in accordance with the approved planning application.
3. The consent is for the diversion of the non-culverted watercourse, if the culvert where to be culverted in any way without permission of the LLFA, then this consent will be removed from the applicant/developer.
4. The LLFA in approving of this consent, make notice that the section of the watercourse that is not being diverted in the plan "136897-2100_B-Proposed Drainage Layout (1)" will remain in perpetuity and shall not be subject to further diversion or culverting except for the construction of drainage outfalls in the outline part of application P/2020/0061/HYBR.
5. Please inform St Helens Council Planning Case Officer of the approval and supply to planning case officer a copy of this consent and associated documents.

Other Information - *This Note does not form part of the Consent.*

This Consent does not free you from the need to obtain other licences, consents, approvals (including bye-law consents) or permissions (including planning permission) which may be required in law or in order to comply with any duties or responsibilities for conservation or protection of the environment.

In addition you should ensure that you obtain the consent of any owners or occupiers of land if necessary.

This Consent does not confer any rights of entry or rights over property. You should ensure that the works are carried out in a proper manner so as not to adversely affect the watercourse. Work should be completed as quickly as possible once started.

The responsibility to ascertain the location of any services, which may be affected by the proposed works, lies solely with the Applicant/Agent.

Warning signs should be positioned locally to inform Anglers and Plant Operators of overhead power lines.

Any future remedial work necessary, as a result of the Applicant's proposals, shall be undertaken at the Applicant's expense and carried out to the Council's satisfaction.

The above information must be brought to the attention of your contractor.

If you believe that conditions have been unreasonably imposed then you have a right of appeal.

Additional

Pollution Prevention

The Works referred to in this Consent shall be carried out in accordance with the Environment Agency's Pollution Prevention Guidelines (PPG). A copy of PPG 1 and PPG 5 can be downloaded from the Environment Agency web site at <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

The Environmental Protection Act 1990 imposes a Duty of Care on waste producers, which requires you to take all reasonable steps to keep waste safe. If you give waste to someone else, you must be sure they are authorised to take it and can transport, re-cycle, or dispose of it legally. When you give waste to someone else, details of the transfer of waste should be described on a document called a Duty of Care Transfer Note.

If the waste contains one or more properties that are hazardous to health or the environment, the waste will be classed as 'Hazardous Waste' as defined in the Hazardous Waste Regulations 2005. These Regulations place specific requirements on the producer and carrier of such waste. Further information can be found on the Agency's website (www.environment-agency.gov.uk) or by contacting the National Customer Contact Centre on 03708 506506.

The activity of importing waste into the site for use as part of the construction process, for example hardcore, must be carried out under an environmental permit or registered by the Environment Agency as an exempt activity under the Environmental Permitting (England and Wales) Regulations 2010.

Flood Risk Management

The applicant must ensure that any structure is clear and free of rubbish, silt and debris at all times. The responsibility for maintenance of the work/structure rests entirely with the Applicant/Agent. It should be ensured that regular inspection of the structure is carried out and the appropriate maintenance work undertaken, when required. Any existing watercourses, drains, ditches and outfalls which are disturbed by the proposals shall be suitably intercepted and redirected, to ensure that the existing local drainage network is not adversely affected. On completion of the works, all spoil and unused materials shall be removed from the channel and flood plain.

Fisheries

You are strongly advised to inform the appropriate Angling Association/Interests of your proposals (where applicable), before commencing work, since the issue of a Flood Defence Consent by the Council will not protect you from any claim for nuisance or damage which may be attributed to your works. The free passage of fish is to be maintained at all times. Under the terms of the Salmon and Freshwater Fisheries Act 1975, it is an offence to cause or knowingly permit to flow, or put, into any waters containing fish, any liquid or solid matter to such an extent as to cause the water to be poisonous or injurious to fish or the spawning grounds, spawn or food of fish.

Vegetation

No bankside vegetation within 8m of the watercourse is to be removed unless strictly necessary. In such cases, trees/shrubs should be limbed or coppiced, and the root base to be left intact. As much scrub vegetation as possible should be retained as this provides valuable wildlife habitat. Trees should be protected from the works in accordance with British Standard 5837, "Trees in relation to construction", and contractors' working areas shall be clearly marked out and boundaries adhered to. Any bankside trees or vegetation damaged or removed during the works should be replaced with native species of local provenance appropriate to the local habitat.

Otters

Before starting work, any major tree root systems or areas of dense vegetation should be inspected for signs of otter use. Further advice is available from the Countryside Development Officer 01744 676191. Otters and their resting sites are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c.) regulations 1994.

Birds

All tree/shrub felling and scrub removal should take place outside the breeding bird period (March – August inclusive). Vegetation removal within this period will require a survey for nesting birds. Breeding birds are protected under the Wildlife and Countryside Act 1981.

Japanese knotweed & Invasive Species

The site may contain the invasive plant Japanese knotweed, causing the spread of which is an offence under the Wildlife and Countryside Act 1981(as amended). Care should be taken to prevent its spread during any operations relating to this proposal. Any soil brought on to the site should be free of the seeds/roots/stem of Japanese knotweed. Failure to appropriately dispose of any material containing Japanese knotweed may lead to prosecution under Sections 33 and 34 of the Environmental Protection Act 1990 and Section 14 of the Wildlife & Countryside Act 1981 (as amended). Further advice is available from the Countryside Development Officer 01744 676191.

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