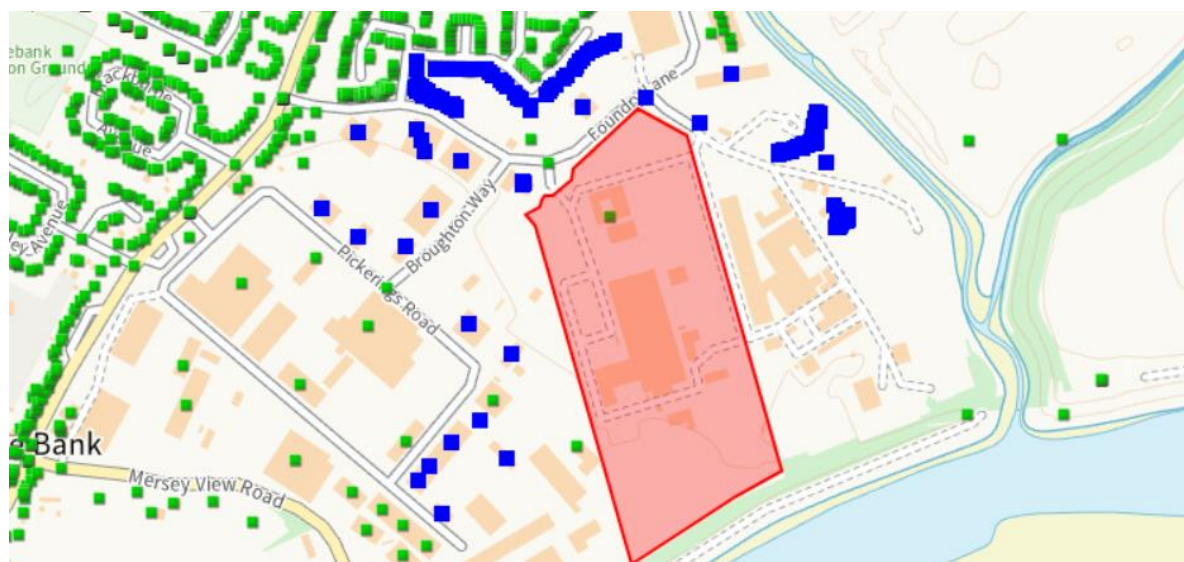


APPLICATION NO:	22/00548/FUL
LOCATION:	Croda Europe Ltd, Foundry Lane, Widnes, Cheshire, WA8 8UB.
PROPOSAL:	Proposed erection of single storey warehouse.
WARD:	Ditton, Hale Village & Halebank
APPLICANT:	Croda Europe Limited
AGENT:	Mr David Bailey
DEVELOPMENT PLAN:	ALLOCATIONS:
Halton Delivery and Allocations Local Plan (2022)	Primarily Employment – ED2, ED3
Halton Core Strategy (2013)	
Joint Merseyside and Halton Waste Local Plan (2013)	
DEPARTURE	No
REPRESENTATIONS:	None
KEY ISSUES:	Ecology, Highways, Character, Appearance and Amenity, Drainage
RECOMMENDATION:	Approve subject to conditions

SITE MAP



1. APPLICATION SITE

1.1 The Site

The application site is located off Foundary Lane, Widnes, Cheshire, WA8 8UB and is currently occupied by Croda Europe Ltd. The site is made up of a steel / brick built industrial buildings along with car parks / yards and landscaped areas.

The proposed development will be located on an existing vacant part of the pharmaceutical site. The location is adjacent to existing buildings to the east and south and allows for vehicular circulation around the building with little modification to the existing roads on the site.

The site is located within a predominantly industrial area, which consists of large commercial buildings. The site is located in a primary employment area within the Halton Delivery and Allocations Local Plan Policies Map.

Permission is sought for the erection of a single storey warehouse measuring approx. 1345m² associated with the wider B2 General Industry use of the site.

The proposal forms part of a series of projects that are proposed at the site to expand and improve the pharmaceutical business, which will provide employment within the local area.

1.2 Planning History

A planning history search has revealed many applications dating back to the 1980's on the wider Croda site as a whole for typical works for upkeep and maintenance. Below outlines some applications of relevance:

Application 22/00496/FUL saw the approval of a new site parking area within the Croda site in June 2023, which is referred to within the 'Assessment' section of the report.

Application 24/00370/FUL for the proposed demolition of existing chemical factory and the construction of a new 12 metre high chemical factory is currently pending consideration.

2. THE APPLICATION

2.1 The Proposal

The application proposes the erection of a single storey warehouse.

2.2 Documentation

The application is accompanied by the associated plans in addition to a Design & Access Statement, Preliminary Ecological Appraisal, Transport Statement, Drainage Statement, and Ground Investigation Report.

Additional information was supplied by the applicant in February 2023 consisting of an 'Avoidance of Harm to Bats and Hedgehogs During Construction' report, prepared by Ascerta, and further updated in October 2024 in order to address issues raised in the MEAS consultation response. This is discussed further within the 'Assessment' section of the report.

3. POLICY CONTEXT

Members are reminded that planning law requires for development proposals to be determined in accordance with the development plan, unless material considerations indicate otherwise.

THE DEVELOPMENT PLAN

3.1 Halton Delivery and Allocations Local Plan 2022 (DALP)

The following policies are considered to be applicable:

- C1 Transport Network and Accessibility;
- C2 Parking Standards;
- C4 Operation of Liverpool John Lennon Airport;
- CS(R)15 Sustainable Transport;
- CS(R)18 High Quality Design;
- CS(R)19 Sustainable Development and Climate Change;
- CS(R)20 Natural and Historic Environment;
- CS23 Managing Pollution and Risk;
- ED2 Employment Development;
- ED3 Complementary Services and Facilities within Employment Areas;
- GR1 Design of Development;
- GR2 Amenity;
- GR3 Boundary Fences and Walls;
- HE5 Trees and Landscaping;
- HE7 Pollution and Nuisance;
- HE8 Land Contamination;
- HE9 Water Management and Flood Risk.

3.2 Supplementary Planning Documents

Design of New Industrial and Commercial Development SPD

3.3 Joint Merseyside and Halton Waste Local Plan (2013)

The following policies, contained within the Joint Merseyside and Halton Waste Local Plan are of relevance:

- WM8 Waste Prevention and Resource Management;
- WM9 Sustainable Waste Management Design and Layout for New Development.

MATERIAL CONSIDERATIONS

Below are material considerations relevant to the determination of this planning application.

3.4 National Planning Policy Framework

The last iteration of the National Planning Policy Framework (NPPF) was published in December 2023 and sets out the Government's planning policies for England and how these should be applied. Paragraph 47 states that planning law requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing. Paragraph 85 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

3.5 National Planning Practice Guidance (NPPG)

Together, the National Planning Policy Framework and National Planning Practice Guidance set out what the Government expects of local authorities. The overall aim is to ensure the planning system allows land to be used for new homes and jobs, while protecting valuable natural and historic environments.

3.6 Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.

Equality Duty Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:- (1) A public authority must, in the exercise of its functions, have due regard to the need to: a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. Officers have taken this into account and given

due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application. There are no known equality implications arising directly from this development that justify the refusal of planning permission.

4. CONSULTATIONS

Ditton, Hale Village & Halebank Councillors

No response.

Halebank Parish

No response.

Halton Chamber of Commerce

No response.

HBC Contaminated Land Officer

The Contaminated Land Officer makes the following comments in relation to the submitted desk study & intrusive ground investigation:

1. The risk assessment is based upon 5 soil samples, which is fairly small number and only two were scheduled for asbestos screening.
2. The screening values used in the assessment are not presented in the reporting.
3. There is little justification for the assessment of risk to controlled waters, given the screening of the analytical results is purely for human health in an industrial setting.
4. The ground gas risk assessment states that potential gas sources outside of the immediate development plot are likely to be of low generation potential (fill comprising clay and gravel approximately 1m thick). However, the southern portion of the Croda site is former marshland that was reclaimed by tipping in significant volumes that included organic wastes from the gelatine manufacturing process.
5. The ground gas risk assessment concludes that the site should be considered to be commensurate with Characteristic Situation 3 (CS3) in terms of gas risk with the proposed construction being a Type D building, for which gas protection measures should have a combined score of 2.5 (all as per guidance in BS 8485). However, the proposal includes a number of smaller rooms within the warehouse unit that should be considered as Type C buildings and therefore requiring a higher degree of protection. The likely improvement would be to upgrade the floor slab to a cast in situ monolithic reinforced ground bearing raft. The membrane would also need to be installed and verified in line with the guidance in CIRIA C735.

The Contaminated Land Officer raises no objection to the proposal, but the above points need to be considered via the conditioning of additional site assessment and characterisation, along with remedial strategy and verification reporting as deemed necessary or not by the revised risk assessment.

Environment Agency

The Environment Agency also consider that subject to an appropriate site investigation to determine risks to controlled waters / remediation strategy / verification being secured by condition, no objection to the proposed development is raised.

Health and Safety Executive

HSE Do Not Advise Against.

HBC Highways Officer

The Highways Officer raises no objection, to the proposal given the information submitted within the Transport Statement and plans.

It is suggested that a condition to allow for increases in sustainable journeys, as an alternative to the car, is attached to any forthcoming permission i.e. an increase in the provision of cycle parking and similarly for disabled spaces and EV charging in line with adopted standards. It is considered that there is sufficient capacity for EV, cycle parking and disabled spaces approved under 22/00496/FUL as to not warrant further provision.

Lead Local Flood Authority

The LLFA is satisfied that flood risk on site has been assessed adequately and that there is a clear drainage strategy suitable for the development.

The LLFA suggest a pre-occupancy condition be attached to the permission to ensure verification that the SuDS system has been constructed in accordance with the approved designs (including off site alterations) and in accordance with best practice.

United Utilities

United Utilities considered that they have not seen robust evidence that the drainage hierarchy has been thoroughly investigated and the proposals are not in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems. As such they recommend a condition relating to the submission of details of a sustainable surface water drainage scheme and a foul water drainage scheme.

United Utilities also recommend a pre-occupancy condition for sustainable drainage management and maintenance plan provision for the lifetime of the development.

Liverpool Airport

Liverpool Airport raise no objection, subject to an informative in the interest of aviation safety ensuring the contractor/developer should consult Liverpool Airport for permission to work if any crane or lifting equipment is to be used and its height exceeds 10 meters or that of the surrounding structures or trees. If deemed necessary due to the size of the crane an Instrument Flight Procedures (IFP) assessment will be carried out. Any costs incurred in carrying out this assessment will be met by the developer.

Major Projects

No response.

MEAS – Ecology and Waste Advisor

Designated Sites

MEAS confirm that the site is located near to the Mersey Estuary SPA and Ramsar sites; MEAS confirmed that *“there is no pathway that could result in the likely significant effects on the national and international sites and the proposals do not warrant a Habitat Regulations Assessment”*.

Bats

The PEA confirms that affected trees on site provide negligible bat roosting potential. MEAS advise that a number of trees were identified as having low bat roost potential and, *“in line with best practice, felling of these trees should employ soft felling techniques under supervision of a suitable qualified ecologist”*.

MEAS also advise that habitats on adjacent to the site may provide foraging, commuting habitat for bats where lighting may affect the use of these area. Therefore, it is recommended that a Lighting Scheme is submitted to prevent excessive light spill.

The applicant further provided an ‘Avoidance of Harm to Bats and Hedgehog During Construction’ report in February 2023, to which MEAS further commented on 20.03.2023 confirming that the measures described within the report avoid harm to hedgehog and breeding birds. However, MEAS further request information regarding bats is still required and recommends an updated preliminary roost assessment of trees to be undertaken if works have not commenced by August 2023. As works have not commenced as of yet this additional information is awaited from the applicant and Members will be updated accordingly.

Breeding Birds

MEAS recommend a planning condition regarding the protection afforded to breeding birds. They also recommend a pre-occupancy condition confirming details of bird boxes to mitigate for the loss of bird breeding habitat.

Terrestrial Mammals

MEAS advise a condition attached to the permission outlining reasonable avoidance measures for protection of terrestrial mammals.

Natural England

No response.

5. REPRESENTATIONS

The application was publicised by 168 neighbour notification letters, a general site notice, and a web advertisement all issued on 17.10.22 to the surrounding properties. A press notice was also published in the Widnes Weekly News on 03.11.2022. No representations have been received within this publicity, which expired on 24.11.22.

6. ASSESSMENT

Principle of Development

The proposal site is located within the primarily employment area as shown in the Delivery and Allocations Local Plan and Policy ED2 is of relevance. Policy ED2 supports development, for office, research and development, light industrial, factory or storage and distribution uses which will normally be acceptable.

Permission is sought for the erection of a single storey warehouse with a proposed B2 General Industry use. The unit will be in a single block measuring approx. 27.755 metres by 48.470 metres, with a total area of approx. 1345m².

The proposal is compatible with surrounding uses and does not have a significant adverse effect on the character and appearance of the locality.

The proposed development is considered to be acceptable in principle and in compliance with Policy ED2 of the Halton Delivery And Allocations Local Plan.

Layout

The proposed warehouse is located on an existing vacant part of the pharmaceutical site and will retain the existing access via the current internal road network off of Foundry Lane. The location is adjacent to the existing buildings to the east and south and allows for vehicle circulation around the building with very little modification to the existing roads on the site.

The positioning of openings is to suit the usage and logical sequence of operations internally.

Pedestrian access is from the existing access/egress points of the existing building via dedicated demarked routes across the hard-landscaped areas to the access/egress points of the proposed building.

The proposed warehouse also does not extend beyond the build lines of neighbouring building to the south-east within the site. The development draws on the requirements of GR1 by creating a visually attractive employment unit and layout that is well integrated with the surroundings.

Overall, the layout of the proposed development is considered to be acceptable and compliant with Policies CS(R)18 and GR1 of the Halton Delivery and Allocations Local Plan.

Scale

The proposed warehouse has a total area approx. 1345m², with an eaves height of 10 metres, and a total height of 12.525 metres. This is a similar scale and height to those within the adjacent Croda site and is considered to not detrimentally impact on the amenity or character of the surrounding area.

The proposal is considered to be acceptable in terms of scale and compliant with Policy GR1 of the Halton Delivery and Allocations Local Plan.

Appearance

Within the submitted plans, the proposal demonstrates a good level of design throughout the scheme that is appropriate in appearance to the existing surrounding uses in line with Policy GR1. The elevations of the proposed warehouse show that the external materials proposed in its construction will be that of horizontally and vertically laid corrugated metal colourcoat cladding in Goosewig Grey (RAL 10A05) to match the existing building within the Croda site. The proposed warehouse is well integrated with the surrounding buildings, in accordance with Policy GR1 of the Delivery and Allocations Local Plan.

The proposal will deliver a quality of design in a complimentary manner in a primarily employment area retaining a general industry use (B2) within the Borough complying with Policies ED2, CS(R)18 and GR1 of the Halton Delivery and Allocations Local Plan.

Amenity

The nearest affected residential properties are on an estate east of Hale Road, with the closest dwellings located on Baynard Drive over 200m from the proposed development. The proposal is not likely to result in a detrimental impact on the amenity of the closest occupiers, as there is considered to be sufficient separation gap and screening.

Given the location of the proposal in relation to neighbouring properties, it is considered that light would not be restricted to the detriment of residential amenity.

Given the location of the proposed openings in relation to neighbouring properties, it is considered that they would not compromise privacy to the detriment of residential amenity.

It is also considered that safe highways conditions are present on site for pedestrians, cyclists and motor vehicles, as discussed further within the 'Highways, Transportation and Accessibility' section of this report.

It is considered necessary to attach a planning condition to restrict the hours of construction in the interest of protecting amenity of the occupants of nearby residential properties.

The proposal is acceptable and complies with Policy GR2 of the DALP and the NPPF.

Highways, Transport and Accessibility

The Council assess applications against Policy CS(R)15 and C1 in relation to sustainable transport and accessibility.

In order to satisfy the requirements of demonstrating that the proposed warehouse meets the requirements; the applicant has submitted a Transport Statement.

Halton Borough Council's Highways Officer was consulted on the application and raised no objection on 10.11.2022, subject to a suggested condition to

allow for increases in sustainable journeys, as an alternative to the car, i.e. an increase in the provision of cycle parking and similarly for disabled spaces and EV charging in line with adopted standards.

They also raise further comments that the proposed development does not add or remove any cycle or vehicular parking. No changes to the access is proposed, nor does the proposal give rise to a significant detrimental increase in traffic generation or trips associated with the site.

The modest increase in HGV movements within the site are accommodated in landscaping, and other amendments, to the internal layout.

Application 22/00496/FUL saw the approval of a new site parking area off of the Croda site entrance in June 2023. This saw the addition 144 staff parking spaces along with 11 visitor spaces and 6 Accessible Spaces. The car park will include 33 EV enabled spaces. A bike shelter to house 10 cycles is also included within the application. This development is considered to account for the increase in necessary parking as a result of the increased floor space present on site. Due regard is given in relation to Highways Officer condition recommendation, as the site is considered to have sufficient capacity for EV, cycle parking and disabled spaces approved under 22/00496/FUL as to not warrant further provision.

Following a Case Officer site visit on 16.10.2024, it is confirmed that permission 22/00496/FUL has been implemented.

Based on the above, it is considered that the proposal is acceptable in terms of highway safety and compliant with Policy C1 and C2 of the DALP.

Flood Risk and Drainage

The application site is situated within Flood Zone 1, therefore a Flood Risk Assessment is not required.

A Drainage Strategy has been submitted alongside the application and the Local Lead Flood Authority (LLFA) raised comments on 06.06.2023 that flood risk on site has been assessed adequately and that there is a clear drainage strategy suitable for the development. The LLFA recommend a pre-occupancy planning condition for a verification report and maintenance plan be submitted confirming that the SuDS system has been constructed in accordance with the approved plans (including off site alterations) and will be properly maintained.

United Utilities also make comments in relation to the proposal on 07.11.2022 due to lack of robust evidence that the drainage hierarchy has been thoroughly investigated and uncertainty to what public sewer the site will discharge to. They recommend a pre-commencement condition attached to the permission confirming further details of a sustainable surface water drainage scheme and a foul water drainage scheme. This has been attached accordingly.

United Utilities also recommend a pre-occupancy planning condition for sustainable drainage management and maintenance plan provision for the lifetime of the development, which has also been attached accordingly.

Whilst the application is supported by a drainage strategy the final solution is not clear at this stage. It is considered reasonable to secure the final detailed foul and surface water detail, including verification and maintenance plan or adoption by suitably worded planning conditions.

Based on the above, the proposal is considered to be acceptable in terms of flood risk and considered to comply with Policy HE9 of the Halton Delivery and Allocations Local Plan.

Ground Contamination

The application is supported by a detailed desk study & intrusive ground investigation, including a preliminary conceptual site model and subsequent risk assessment.

Halton Borough Council's Contaminated Land Officer has been consulted on the application and raised no objection in principle, subject to conditions on 12.12.2022. Further soil sampling is required for full consideration hence a condition is recommended for additional site assessment and characterisation, along with remedial strategy and verification reporting as deemed necessary or not by the revised risk assessment.

The Environment Agency (EA) has also commented on the application on 28.11.2024 raising no objection, subject to conditions. The EA acknowledge that soil and groundwater within the wider area are likely to be impacted, and consider that further works are required to determine whether any remedial works are required to address any soil sources which may pose a risk to controlled waters. Such condition in relation to the EA and Contaminated Land Officer comments has been attached securing further investigation and verification upon completion.

Based on the above, the proposal is therefore considered to be acceptable in terms of contaminated land and compliant with Policies HE8 and CS23 of the Halton Delivery and Allocations Local Plan.

Sustainable Development and Climate Change

Policy CS(R)19 of the Halton Delivery and Allocations Local Plan requires development to be designed to have regard to the predicted effects of climate change.

Within the submitted Design and Access Statement, the document sets out how the proposed warehouse will give due regard to the integration of renewable technologies during the detailed design phase of the project, which is considered to comply with Policy CS(R)19 of the Halton Delivery and Allocations Plan.

Ecology and Biodiversity

The application is supported by a Preliminary Ecological Appraisal (PEA) and Merseyside Ecological Advisory Service (MEAS) was consulted on the application. On 17.11.2022, they raise comments that the PEA is in accordance with Local Plan Policy CS(R)20, which meets BS 42020:2013.

The site is located near to the Mersey Estuary SPA and Ramsar sites; MEAS confirmed that *“there is no pathway that could result in the likely significant effects on the national and international sites and the proposals do not warrant a Habitat Regulations Assessment”*.

In relation to bats, the PEA confirms that affected trees on site provide negligible bat roosting potential. MEAS advise that a number of trees were identified as having low bat roost potential and, *“in line with best practice, felling of these trees should employ soft felling techniques under supervision of a suitable qualified ecologist”*. This has been attached as a condition accordingly. MEAS also advise that habitats adjacent to the site may provide foraging, commuting habitat for bats where lighting may affect the use of these area. Therefore, it is recommended that a Lighting Scheme is submitted to prevent excessive light spill, which has been attached as a planning condition accordingly.

In relation to breeding birds, MEAS recommend a planning condition regarding the protection afforded to breeding birds, which has been attached accordingly. They also recommend a pre-occupancy condition confirming details of bird boxes to mitigate for the loss of bird breeding habitat.

In relation to terrestrial mammals, MEAS advise a condition attached to the permission outlining reasonable avoidance measures for protection of terrestrial mammals.

The applicant further provided an 'Avoidance of Harm to Bats and Hedgehog During Construction' report in February 2023, to which MEAS further commented on 20.03.2023 confirming that the measures described within the report avoid harm to hedgehog and breeding birds. It is considered necessary to attach a planning condition ensuring the development is carried out in accordance with such report. However, MEAS further request information regarding bats is still required and recommends an updated preliminary roost assessment of trees to be undertaken if works have not commenced by August 2023. As works have not commenced as of yet this additional information is awaited from the applicant and Members will be updated accordingly.

In reference to Biodiversity Net Gain (BNG), from 12.02.2024 BNG is mandatory for all major development. Application 22/00548/FUL was originally validated on 21.10.2022, prior to the mandatory BNG threshold date, therefore the site is classed as an exempt development under the Environment Act 2021.

Based on the above, the proposal is considered to be acceptable in terms of ecology and biodiversity, and considered to comply with Policies HE1 and CS(R)20 of the Halton Delivery and Allocations Local Plan.

Waste Management

Policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan are applicable to this application. In terms of waste prevention, construction management, MEAS has advised the use of waste audits or a similar mechanism such as a demolition method statement or a site waste management plan to monitor waste minimisation, recycling, management and disposal in line with Waste Local Plan Policy WM8. It is acknowledged however that the proposals comprise minor development which is unlikely to generate significant volumes of waste. Given this, and wider construction industry practices with respect to waste management, it is not considered that such requirements can be justified in this case.

MEAS has also raised comments in relation to operational waste management that "*the applicant has not provided sufficient information to demonstrate compliance with Policy WM9 of the Merseyside and Halton Joint Waste Local Plan (WLP) and the National Planning Policy for Waste (paragraph 8)*". They advise that information relating to commercial waste

storage and collection is required; a revised layout plan would meet this requirement.

The applicant has submitted that it is envisaged that waste during operation will be collected through an existing management contract. It is considered that there is sufficient space within the development to deal with this and that a requirement for further information in this regard is not justified. The proposal is considered to be compliant with policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan.

Landscaping

There are no Tree Preservation Orders in force on this site and the location does not fall within a designated Conservation Area. Natural England were consulted on the application but provided no response.

There are no sensitive receptors from a visual point of view and hence the scheme is considered to not require a Landscaping Plan with details of soft landscaping.

The proposal is therefore considered to be compliant with Policies CS(R)20, HE1 and HE5 of the Halton Delivery and Allocations Local Plan.

Risk

The application site lies within the consultation distance of at least one major hazard and/or major accident hazard pipeline

The Health and Safety Executive has been consulted on the application and does not advise against the proposed development on 25.10.2022. The proposal is therefore considered to comply with Policy CS23 of the Halton Delivery and Allocations Local Plan.

Aerodrome Safeguarding

The application site is situated adjacent to the Air Consultation Zone; Liverpool John Lennon Airport (LJLA) were consulted on the application and raise no objection to the proposal on 17.11.2022, subject to an informative to be imposed on any granted permission.

The recommended informative requests the contractor/developer should consult LJLA for permission to work if any crane or lifting equipment is to be used and its height exceeds 10 metres or that of the surrounding structures or trees so an Instrument Flight Procedures (IFP) assessment can be carried

out. This has been attached accordingly and the proposal is considered compliant with Policy C4 of the Halton Delivery and Allocations Local Plan.

Planning Balance

Based on the above assessment and subject to the proposed conditions to be issued with a planning approval, the proposal is deemed acceptable.

The proposed development would provide an employment site in a sustainable location, providing flexible opportunities, and offering an attractive viable site to deliver business needs within Halton.

When assessed against the policies in the NPPF taken as a whole, taking into account the details of the scheme and any material planning considerations, the proposal is thus sustainable development for which the NPPF carries a presumption in favour.

As such, the proposal is considered to accord with the Development Plan and national policy in the NPPF.

CONCLUSIONS

In conclusion the proposal would enhance and retain the use of existing (B2 use class) employment facility retaining and increasing employment opportunities within the Borough, in accordance with the Delivery and Allocations Local Plan.

Subject to satisfactory confirmation based on an updated preliminary roost assessment of trees the application is recommended for approval subject to conditions. Members will be updated orally and the recommendation confirmed or amended accordingly.

7. RECOMMENDATION

That the applications are approved subject to the following conditions (all pre-commencement condition(s) have been agreed with the applicant:

1. Time Limit
2. Approved Plans
3. Materials
4. Hours of construction
- 5.
6. Foul & Surface Water Drainage Scheme
7. Sustainable Drainage Verification, Management and Maintenance Plan

8. Lighting Strategy
9. Bird Breeding protection
10. Bird Nesting Boxes
11. RAMS including bats, hedgehog and terrestrial mammals
12. Site investigation, remediation and verification

Informatives

1. Aviation Safety
2. Waste on-site
3. Waste to be taken off-site

8. BACKGROUND PAPERS

The submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection at the Council's premises at Municipal Building, Kingsway, Widnes, WA8 7QF in accordance with Section 100D of the Local Government Act 1972

9. SUSTAINABILITY STATEMENT

As required by:

- The National Planning Policy Framework (2019);
- The Town and Country Planning (Development Management Procedure) (England) Order 2015; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.