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Date: 25 June 2024
Our Ref:
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Dear Councillor

PLANNING COMMITTEE - WEDNESDAY 26TH JUNE, 2024

I refer to the agenda for the above meeting and now enclose the following report which was unavailable when the agenda was published.

Agenda No.	Item	
7	Late Representations	(Pages 3 - 4)

Yours faithfully,

A handwritten signature in black ink, appearing to be "Ian Barton".

Democratic Services

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Planning Committee: 26th June 2024

Late Representations/Information

Appendix 4 - Approvals

Item 4A: DC/2024/00432 Site Of Alt Services Station, Northway, Maghull

Employment Skills Plan

Sefton at Work have confirmed that the amended Employment Skills Plan submitted on the 19th of June 2024 is acceptable and will enable the Council to meet its objectives around promotion of employment in the locality. The document can be listed as an approved document and is sufficient to discharge the details reserved by condition 41 attached to the original outline permission.

The proposed condition 2 would therefore be updated to the following, to include the Employment Plan within the list of approved details.

2. The development shall be carried out in accordance with the following approved plans and documents:

- 0100 Rev.A - Location Plan
- 0102 Rev.C - Proposed Site Plan
- 0103 Rev.B - Boundary Treatment
- 0104 Rev.A - Proposed GA Plan
- 0105 Rev.A - Proposed GA Plan
- 0106 Rev.A - Proposed Roof Plan
- 0107 Rev.A - Proposed Roof Plan
- 0108 Rev.B - Proposed Elevations
- 0109 Rev.B - Proposed Elevations
- 1001 Rev.P02 - Landscape Plan

Reports

Hepworth Acoustics Noise Impact Assessment - Report No:P23-472-R01v2 (February 2024)

BWB Lighting Impact Assessment - MDT-BWB-ZZ-XX-RP-E-0001 LIA (February 2024)

Transport Statement - Ref: 847-01/TS01 (20th February 2024)

Technical Note No.1 (12th June 2024)

Employment Skills Plan (Received on 19th June 2024)

Reason: For the avoidance of doubt.

Agenda Item 7

Item 4B: DC/2024/00746 -Summerhill Primary School, Poverty Lane, Maghull L31 3DT

Ecology

Merseyside Ecological Advisory Service (MEAS) the Council's ecology consultant has confirmed the drawing number and the wording of the Biodiversity Net Gain - condition 3 as set out below:

Condition 3

No development shall commence until a Biodiversity Management Plan to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management Plan shall include the biodiversity enhancements recommended in Section 5.2.2 of the Ecology Report, Kingdom Ecology dated April 2024 and the drawing reference: ED133-8-P06 Rev A. The Biodiversity Management Plan shall include 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports.

Monitoring reports will be submitted to the Council during years 2, 5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

Reason: In the interests of ensuring measurable net gains to biodiversity and in accordance with paragraphs 180 and 186 of the National Planning Policy Framework 2023.

Condition 2 and Condition 17

To address the revised drawing number quoted in condition 3, the plans listed in condition 2 and in condition 17 would need to be updated accordingly to supercede ED133-8-P06 Proposed Landscape Plan to provide for ED133-8-P06 Rev A. Proposed Landscape Plan.

New Condition 18: Odour and Fumes from the kitchen equipment.

The Environmental Health Manager has confirmed that a further condition to control any fumes and odours would be required.

The following condition to be inserted as condition 18:

The extension shall not be first occupied until a scheme to control fumes and odour for any proposed plant and equipment to be installed on site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and retained thereafter.

Reason: To safeguard the living conditions of neighbouring/adjacent occupiers and land users.