



Viewpoint 1 - Existing View



Viewpoint 1 - 3D Model View (Phase 1 & 2)



Viewpoint 1 - 3D Model Photo Overlay View (Phase 1 & 2)



Viewpoint 2 - Existing View



Viewpoint 2 - 3D Model View (Phase 1 & 2)



Viewpoint 2 - 3D Model Photo Overlay View (Phase 1 & 2)

Deliverability

Heritage

BWB Consulting have provided advice in respect of Cultural Heritage. The Phase 1 application site includes part of a Registered Battlefield which extends further to the south to Winwick. There are no listed buildings within the Phase 1 site, nor within the Phase 2 site. However, Newton Park Farm is located on land within the allocation, but sits outside Parkside Regeneration LLP's landownership and is not within the developable area for employment development.

Registered Battlefield

BWB conclude that there is no evidence to suggest that the Battle of Winwick Pass was fought within the Phase 1 application site. The Battlefield covers a large area and is primarily to the south of Parkside West. The land at Parkside West has been extensively altered through the implementation and operation of the colliery and through evidence of activity on the south-western field area linked to drainage of the colliery. The Battlefield retains greater legibility in the areas to the south of Winwick pass. The impact of the Phase 1 development on the Battlefield is "less than substantial" harm. A package of mitigation measures will be delivered through the Phase 1 development including appropriate screening and building colouring; set back distances from Hermitage Brook; appropriate building height parameters; and the inclusion of a heritage trail with interpretive boards along the permissive route with viewpoints and associated parking. Heritage England did not object to the Phase 1 planning application.

Listed buildings

The Grade II Listed buildings of Newton Park Farm and Newton Park Barn lie approx. 120 – 130 meters from the north of the Phase 1 application boundary, separated by substantial tree cover. The buildings are in a poor state of repair, and the setting of the listed buildings is noted to have been compromised by the former colliery and other modern intrusions. There will be no physical impact on the listed buildings as they lie outside the application boundary for Phase 1 and the indicative boundary for the subsequent Phase 2 development. BWB conclude that the Phase 1 application will result in less than substantial harm to these listed buildings and that the harm is capable of mitigation through the development layout and landscape treatment. Further assessments will be undertaken in respect of the Phase 2 development that will inform the development layout and associated landscape treatment.

There are five other Grade II listed buildings/structures located close to the Phase 1 and Phase 2 sites, including Wood Head Farmhouse and Barn, and a number of non-designated heritage assets within or within close proximity to the site, including Parkside Colliery and railway, and Newton Park. The effects of the proposed development on these heritage assets has also been considered, and with mitigation the proposed development is considered to have a neutral/negligible effect.

Archaeology

Archaeological assessments have been undertaken in respect of the Phase 1 application. Subject to a condition requiring a written scheme of further investigations the impact of the Phase 1 development is considered to be negligible. The cumulative assessment of the Phase 1 development concluded that there would not be a direct cumulative impact on archaeological remains and that the effects would likely be minor adverse. Further assessment will be undertaken to support the Phase 2 application.

Public Benefits

The harm to the Registered Battlefield and the harm to the Listed Buildings at Newton Park Farm equate to “less than substantial” harm. There are a range of “public benefits” that are derived from the development at Parkside West relating to helping to meet the significant need and demand for B8 warehouses and distribution; the lack of alternative sites to meet that need; meeting the regeneration imperative through addressing issues of blight, dereliction, anti-social behaviour, and skills and opportunities for the local community; economic benefits of job creation, expenditure and value added; wider socio economic and environmental benefits, including health and recreation; public transport improvements; improvements in water quality and flood risk; and 10% net biodiversity gain. It is concluded that the “public benefits” of the Phase 1 proposals outweigh the less than substantial harm and hence that the proposed development is consistent with the requirements of The Framework.

Summary

Further assessments will be undertaken in respect of Phase 2. However, based on the cumulative assessment undertaken in respect of Phase 1, the Phase 2 site is not expected to result in a direct cumulative impact on archaeological remains, based on the lack of features and finds on Phase 1. There will be no additional impact on the setting of the Registered Battlefield, over and above Phase 1 as the Phase 2 site does not directly affect it. With regards to the listed buildings, as for Phase 1, their setting has already been compromised by the Colliery and hence the Phase 2 development can be accommodated subject to appropriate set back distances, and landscaping and buffer treatment.

In conclusion, whilst there will be impacts upon heritage assets from the Parkside West development, these can be adequately mitigated and hence heritage matters will not preclude the development of the site.



Deliverability

Ground

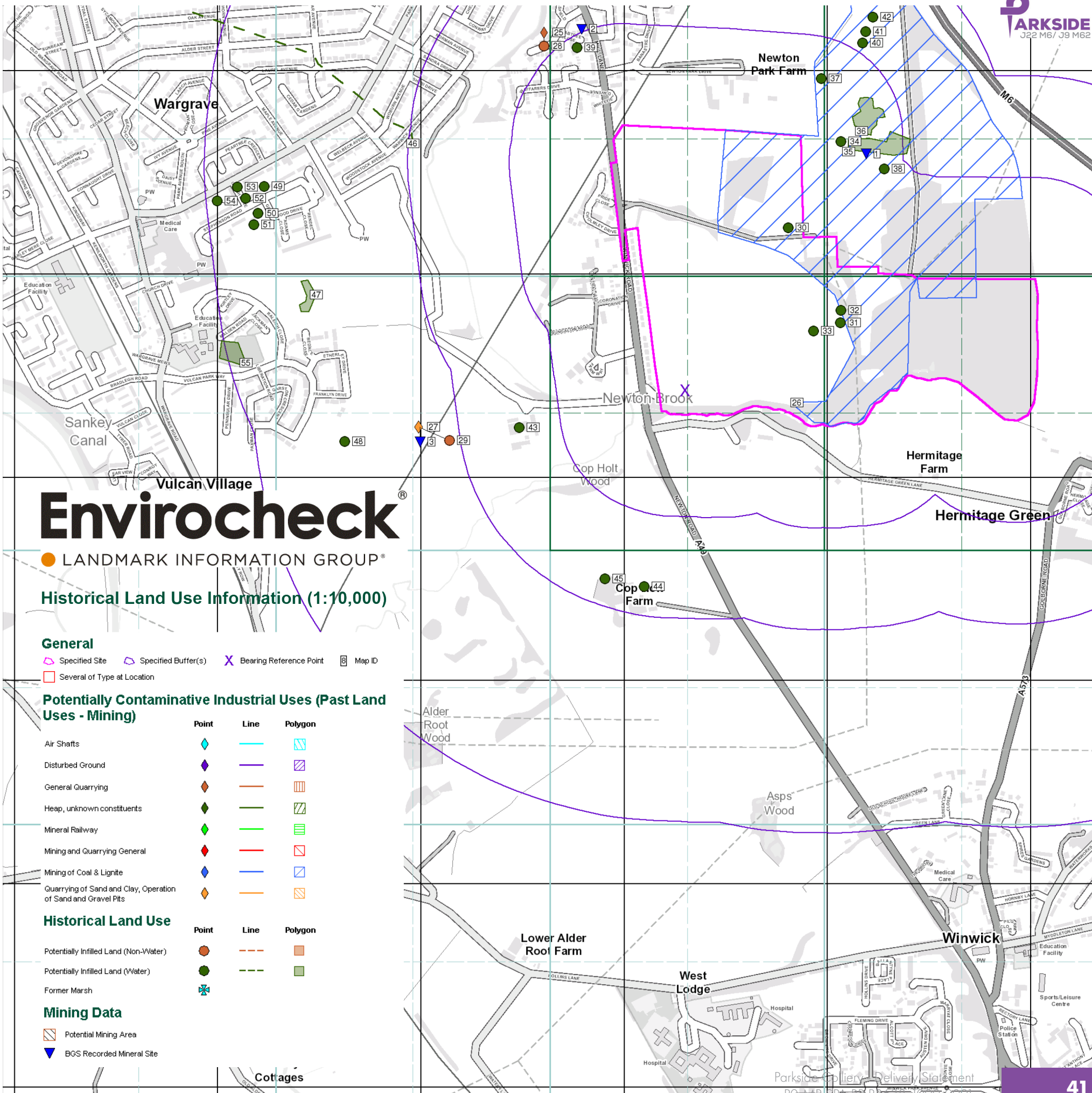
A Ground Conditions and Contamination Technical Paper has been prepared by Cundall accompany the Phase 1 planning application. This Technical Paper summarises available information on existing ground conditions at Parkside West and demonstrates that the site is suitable for its proposed future use. The Technical Paper is based on a series of investigative reports and assessments.

The Preliminary Geoenvironmental Assessment that accompanied the Phase 1 application included a coal mining risk assessment which concluded that there are no insurmountable issues. The assessment considered risks relating to the development based on known ground conditions and identified how suitable development platforms can be created.

It is noted that although the colliery spoil heaps comprise up to 15m of made ground and relic structures of up to 1m thick, the former colliery has largely avoided chemical contamination of soil or water with no evidence of hazardous material. The reports do however indicate that there are some local occurrences of heavy metals and hydrocarbons. This contaminated land will be remediated as part of the proposed development.

Further work will be undertaken to inform detailed scheme design for Phase 1 and to inform subsequent planning applications for Phase 2. A detailed remediation strategy will support the final design and the construction phase, and a Construction Environmental Management Plan (CEMP) will be produced alongside a Materials Management Plan. It is considered that the development of Parkside West will facilitate the remediation of the site and resolution of contamination issues, resulting in beneficial elements relating to ground conditions.

Therefore, based on history of the site and investigations undertaken there are no ground constraints to the delivery of this site.



Envirocheck

LANDMARK INFORMATION GROUP®

Historical Land Use Information (1:10,000)

General

- ▭ Specified Site
- ▭ Specified Buffer(s)
- X Bearing Reference Point
- Map ID
- Several of Type at Location

Potentially Contaminative Industrial Uses (Past Land Uses - Mining)

	Point	Line	Polygon
Air Shatts	◆	—	▭
Disturbed Ground	◆	—	▭
General Quarrying	◆	—	▭
Heap, unknown constituents	◆	—	▭
Mineral Railway	◆	—	▭
Mining and Quarrying General	◆	—	▭
Mining of Coal & Lignite	◆	—	▭
Quarrying of Sand and Clay, Operation of Sand and Gravel Pits	◆	—	▭

Historical Land Use

	Point	Line	Polygon
Potentially Infilled Land (Non-Water)	●	- - -	▭
Potentially Infilled Land (Water)	●	- - -	▭
Former Marsh	✦		

Mining Data

- Potential Mining Area
- ▼ BGS Recorded Mineral Site

Cottages

Deliverability

Noise and Vibration

A baseline noise assessment, and a Noise and Vibration Technical Paper have been undertaken by Cundall as part of the Phase 1 planning application. This confirms that there are a number of sources of noise affecting prevailing conditions at nearby sensitive receptors including: M6 Motorway; West Coast Main Line Railway; Liverpool and Manchester Railway; A49 Newton Road and other local roads.

A 3D SoundPLAN noise model was used to determine the noise impact during construction of the proposed development. Only negligible construction noise effects and negligible construction traffic noise were predicted. If piling was required the impact is not expected to exceed a minor adverse effect, with the impact for the nearest sensitive receptor (75m) anticipated to be imperceptible or at worst negligible impact. Mitigation to minimise the effects of construction noise and vibration will be put in place via a Construction Environment Management Plan (CEMP).

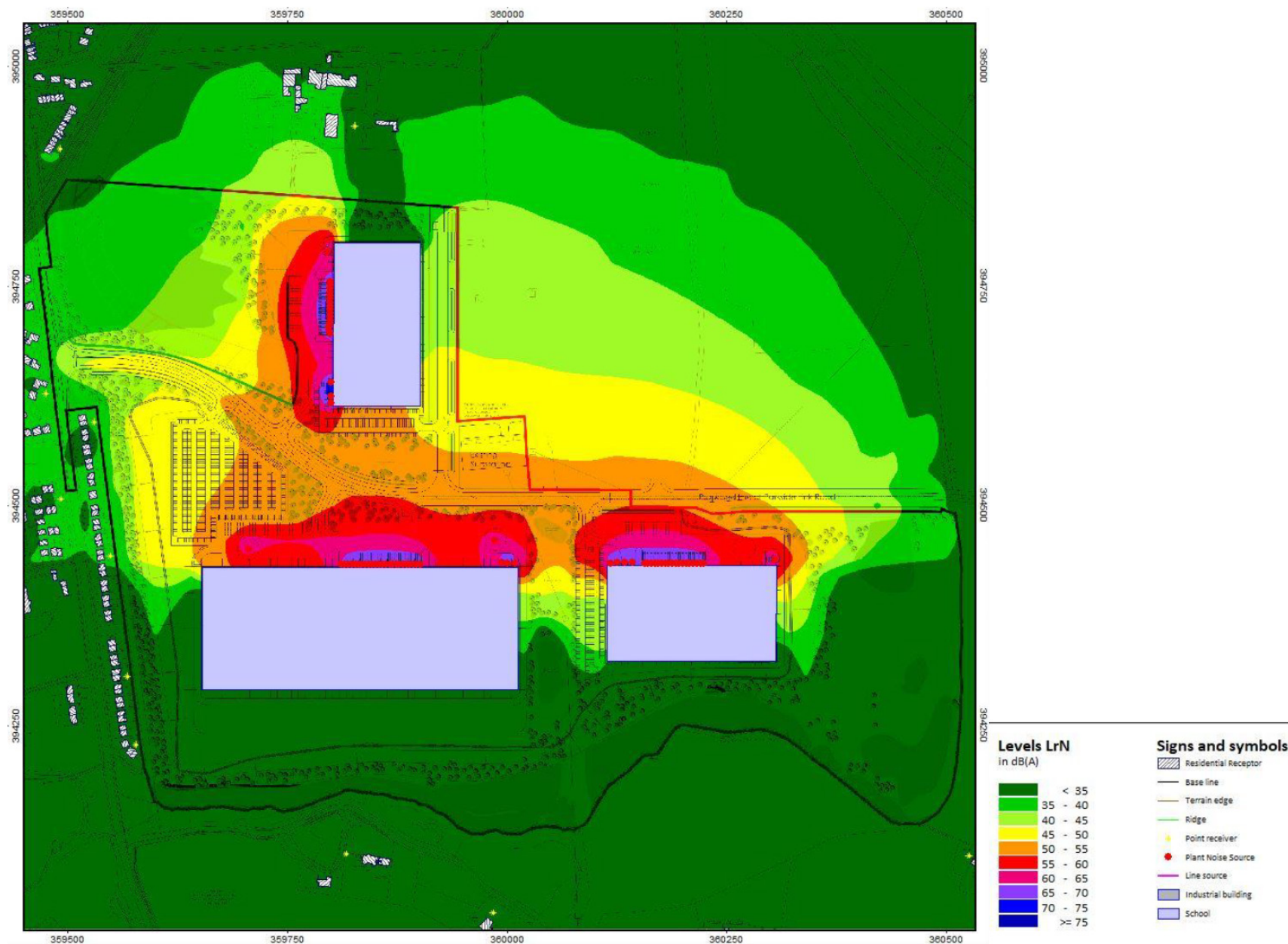
The operation of Phase 1 is expected to result in negligible or neutral noise effects. Substantial bunding will be provided along the western, southern and northern boundaries which will provide protection against the propagation of noise from the site, particularly for residential properties to the south and west of the development. Through the design of the scheme, any potentially noisier operating facades of buildings, and service yards will be orientated away from sensitive noise receptors so that the units act as noise barriers to propagation of noise from the interior of the site to receptors to the other side of each unit.

The use of appropriate conditions to secure mitigation and management of noise, alongside the proposed mitigation will limit the effects of noise and vibration on the nearest residential properties. The development of Parkside West is therefore not anticipated to result in significant adverse noise or vibration effects during construction or operation.

For Phase 2 an assessment of noise will be undertaken at the appropriate time to inform measures to mitigate noise impacts of the development. The ES accompanying the Phase 1 development considered the development of Phase 2 within its cumulative assessment. The ES Technical Paper concludes that where receptors are located to the south and east of Phase 1, the cumulative noise impact is greatly reduced due to the acoustic screening afforded by the Phase 1 units. The assessment of cumulative road traffic noise change concludes the effects will be negligible.

The assessment noted that Phase 2 will be designed to limit the cumulative impact of noise and vibration. Typically, noise impact is mitigated through specification of appropriate levels of sound insulation within the design of building envelope construction and the orientation of the building and location of service yards, plant screens or attenuation of atmospheric connections.

Therefore, based on the assessments undertaken there are no noise constraints to the delivery of this site.



Night Time Noise Study

Deliverability

Utilities and Waste

An assessment of the existing and proposed utilities requirements has been carried out in respect of the Phase 1 Planning Application. The legacy of the former colliery use is that there are numerous cables and other infrastructure within the ground, as well as the electric substation and large electricity pylons. Utilities corridors and easements have been identified and inform the development of the illustrative masterplan. The proposed use of the site and the energy strategy has informed the load capacities required from local utilities infrastructure.

All new utility connections have been applied for to provide the required capacity for the Phase 1, and capacity for future Phase 2. The utility connection applications also included spare capacity to support potential upgrading of the Phase 1 utilities as well as further utility infrastructure for Phase 2.

All services, with the exception of electricity, will be derived from local connections to the main services on the A49 Winwick Road. Electricity will be derived from the Primary Sub Station on Borron Road, Newton-le-Willows. The electrical infrastructure at the primary sub-station will need to be upgraded to provide the load capacity required for the site. These works will be undertaken by ENW as part of their non-contestable works. No disruption to existing services is envisaged.

Technical work has been undertaken in relation to Waste. The Parkside West development will generate waste during construction and operation which will require appropriate management. A Site Waste Management Plan will detail how waste from the development will be managed, minimised and recycled.

Therefore, based on the assessments undertaken there are no utilities or waste constraints to the delivery of this site.

