

1. The works hereby permitted must be begun within 3 years of the date of this decision notice.

Reason: Section 91 (as amended) of the Town and Country Planning Act 1990

2. The development shall be carried out in accordance with the following application drawings:

Plans

Site Layout 2030WHD/MLNIw-PL01 Rev K

Mill Lane Location Plan Rev C

Storey Heights 2030WHD/MLNIw-SH01 Rev F

Refuse Strategy 2030WHD/MLNIw-RS01 Rev F

Boundary Treatment 2030WHD/MLNIw-BT01 Rev F

EV Charge Plan 2030WHD/MLNIw-EV01 Rev F

SCP/210034/D10 Rev A – Proposed Site Access

Landscape Masterplan, Land West of Mill Lane, Newton-le-Willows, Barnes Walker, May 2022, Drawing Ref: M3360-PA-01-V12, October 2024.

Planting Plan 1 of 3, Land West of Mill Lane, Newton-le-Willows, Barnes Walker, Drawing Ref: M3360-PA-02-V3, October 2024.

Planting Plan 2 of 3, Land West of Mill Lane, Newton-le-Willows, Barnes Walker, Drawing Ref: M3360-PA-02-V2, October 2024.

Planting Plan 3 of 3, Land West of Mill Lane, Newton-le-Willows, Barnes Walker, Drawing Ref: M3360-PA-02-V3, October 2024.

House Types

Aspen ASP-150-H-P1

Acacia ACA-H-P1

Candlewood CAN.2B643.P.H.0.1

Foxglove FXG-H-P1

Holly HOL-H-P1

Oakmere - 2.346.P.BU.L10.300 Rev A

Spruce Floor Plans SPR.4B1588.P.F.01

Spruce Elevations SPR.4B1588.P.H.01

Willow WIL-H-P1

Plum – PLU-150-P1

Coral COR-150-H-P1

Spindle SPI-150-P1

Almond ALM-150-H-P1

Reason: For the avoidance of doubt.

General Conditions

3. Prior to their use on site, details of the proposed facing materials, including any specification and coloured details of boundary treatments across the development, shall be agreed in writing with the Local Planning Authority. The development shall be constructed in accordance with the agreed materials.

Reason: To ensure that the appearance of the development is acceptable in the

interests of the visual amenity of the area having regard to Policy LPD02 of the St Helens Borough Local Plan

4. No above ground works shall take place until details of all materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas have been submitted to and approved in writing by the Local Planning Authority. Prior to first occupation of each dwelling the hard surfacing areas relevant to that plot shall be installed in accordance with the approved details.

Reason: To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to Policy LPD02 of the St Helens Borough Local Plan

5. Prior to commencement of development, a scheme for the provision of affordable housing on the site, in line with the definition contained in Annex 2 of the National Planning Policy Framework, shall be submitted to and agreed in writing by the Council as Local Planning Authority. The affordable housing shall subsequently be provided in accordance with the approved scheme. The scheme shall include the following:

- a) The number, type, tenure and location on the site of the affordable housing provision to be made;
- b) The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- c) The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing;
- d) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and
- e) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced.

Reason: To ensure an appropriate mix of affordable homes is provided having regard to Policy LPC02 of the St Helens Borough Local Plan.

6. Prior to any above grounds works, a local employment scheme for the construction shall be submitted to and agreed in writing with the Local Planning Authority. The submitted local employment scheme shall demonstrate how the development will use all reasonable endeavours to recruit at least 20% of labour from within the Borough of St Helens focusing on the most deprived super output areas. The scheme shall include the following:

- a. Details of how the initial staff/employment opportunities at the development will be advertised and how liaison with the Council and other local bodies such as Ways to Work and the DWP Job Centre and Community Centre will take place in relation to maximising the access of the local workforce to information about employment opportunities;
- b. Details of how sustainable training opportunities will be provided for those

- recruited to fulfil staff/employment requirements including the provision of apprenticeships or an agreed alternative;
- c. A procedure setting out criteria for employment, and for matching of candidates to the vacancies;
 - d. Measures to be taken to offer and provide college and/or work placement opportunities at the Development to students within the locality;
 - e. Details of the promotion of the local employment scheme and liaison with contractors engaged in the construction of the development to ensure that they also apply the local employment scheme so far as practicable having due regard to the need and availability for specialist skills and trades and the programme for constructing the development;
 - f. A commitment that the construction phase of the development will be undertaken in accordance with the Unite Construction Charter;
 - g. A procedure for monitoring the local employment scheme and reporting the results of such monitoring to the Council including details of the origins qualifications numbers and other details of candidates; and
 - h. A timetable for the implementation of the local employment scheme. The development shall be implemented in accordance with the approved scheme

Reason: To encourage local employment in the development to promote local economic benefits in accordance with St Helens Local Plan policy LPA03

Noise

7. Prior to the commencement of the development an overheating assessment is required. The assessment must demonstrate that the overheating risk can be suitably mitigated to avoid the need for opening windows during the night.

Reason: To provide an acceptable level of noise both within the proposed dwellings and the residential area generally having regard to Policy LPD01 of the St Helens Borough Local Plan.

8. None of the approved residential units shall be occupied unless they have first been constructed to ensure that they are adequately protected against external noise sources in accordance with the following:
 - a. The construction accords with BS8233 'Sound Insulation and Noise Reduction for Buildings'.
 - b. Internal ambient noise levels in habitable rooms except bedrooms does not exceed 35dB LAeq,16 hour, between the hours 07:00 - 23:00, and within bedrooms does not exceed both 30 dB LAeq, 8 hour and LAmax 45 dB more than 10 times between the hours 23:00 - 07:00.
 - c. Protection should also be provided to private open space/ garden areas such that noise exposure does not exceed 55dBLAeq 16 hour.
 - d. Exposure to vibration is no higher than of the values equivalent to "low probability of adverse comment" in accordance with BS6472 'Evaluation of Human Exposure to Vibration in Buildings'.

Reason: To provide an acceptable level of noise both within the proposed dwellings and the residential area generally having regard to Policy LPD01 of the St Helens Borough Local Plan.

Air Quality

9. No development shall commence until a detailed air quality assessment has been submitted to and approved in writing by the local planning authority using the EPUK and IAQM Guidance on land-use planning and development control: Planning for air quality (2017 v1.2). Any recommended mitigation measures shall be implemented in full prior to first occupation of the development.

Reason: To mitigate air quality impacts in accordance with St Helens Local Plan policy LPA06.

10. No development shall commence until a program of measures to minimise the spread of air-borne dust from the site during the construction period has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme using the EPUK & IAQM Assessment of dust from demolition and construction (2023 guidance).

Reason: To mitigate air quality impacts in accordance with St Helens Local Plan policy LPA06.

Contaminated Land

11. Prior to the commencement of development;
 - a) A Phase 1 site investigation and risk assessment shall be carried out to investigate the potential contamination issues associated with the site and the proposed development. The Phase 1 site investigation shall include a desk study, site walkover, human health and environmental risk assessment and an initial conceptual site model. A written report on the Phase 1 investigation shall be submitted to and approved in writing by the local planning authority.
 - b) Unless otherwise agreed in writing with the local planning authority a Phase 2 site investigation and risk assessment methodology, to assess the nature and extent of any contamination on the site, whether or not it originates on the site, shall be submitted to and approved in writing by the Local Planning Authority.
 - c) Unless otherwise agreed in writing with the Local Planning Authority a phase 2 site investigation and risk assessment shall be completed in accordance with the approved methodology. A written report, including a remedial options appraisal, shall be submitted to and approved in writing by the Local Planning Authority.

- d) Unless otherwise agreed in writing with the Local Planning Authority a detailed remediation strategy, which removes unacceptable risks to all identified receptors from contamination, shall be submitted to and approved in writing by the Local Planning Authority. The remediation strategy must include proposals for verification of remedial works. Where necessary, the strategy shall include proposals for phasing of remedial works and verification. The strategy shall be implemented as approved unless otherwise agreed in writing by the Local Planning Authority.

All such reports shall be completed by a competent person in accordance with government and Environment Agency guidance, namely “Land Contamination: Risk Management” (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).

Reason: To protect the environment and prevent harm to human health having regard to Policy LPD01 of the St Helens Borough Local Plan.

12. Unless otherwise agreed in writing with the Local Planning Authority a remediation verification report prepared in accordance with the agreed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority. The remediation verification report shall be completed by a competent person in accordance with government and Environment Agency guidance, namely “Land Contamination: Risk Management” (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).

Reason: To protect the environment and prevent harm to human health having regard to Policy LPD01 of the St Helens Borough Local Plan.

Highways / PRoW

13. No development shall take place until a scheme for the design of the site access has been submitted to and approved in writing by the Council as the Local Planning Authority. The access shall be designed in accordance with the principles set out in the approved drawings. The approved scheme shall subsequently be constructed and completed prior to first occupation of the site. The access shall be kept available for use at all times. For the avoidance of doubt, the design works shall include:

- An assessment of the A49 carriageway in relation to the skid resistance – noting the conflict area created by the new junction and the proximity to the rail bridge etc.
- Relocation of the proposed pedestrian crossing island to the southern side of the junction
- As the land falls away into the site, consideration should be given to retaining and embankment features as may be needed.
- Gradient of the approach to Mill Lane should not exceed 1:40 for the first 15m into the site, measured from the nearside edge.

- Confirmation of no utility services within connecting link between Mill Lane and emergency link.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation, manoeuvring, loading and unloading of vehicles as well as parking, and that hard-surfaced areas have a satisfactory appearance, in accordance with policies LPA06 and LPD01 of the St Helens Borough Local Plan.

14. No part of the development shall be brought forward into use until visibility splays of 2.4x65m to the north and 2.4mx80m to the south, as shown on SCP drawing number SCP/210034/D10-Rev A have been provided at the proposed junction. The splays should be cleared to provide a surface no higher than 600mm above the level of the adjacent carriageway. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason - To ensure adequate visibility at the street junction or site access in the interests of road safety; in accordance with Policy LPA06: Transport and Travel of the St. Helens Local Plan – up to 2037, thus ensuring efficient movement of traffic through development for/creating safe access and use of roads.

15. No development shall take place until a scheme for the design of the site access and associated A49 works has been submitted to and approved in writing by the Council as the LPA. The access and associated works shall be designed in accordance with the principles set out in the approved drawing SCP/210034/D10-Rev A and SCP/210034/D12. The approved scheme shall subsequently be constructed and completed prior to first occupation. The access shall be kept available for use at all times.

The works shall include:

- Drop kerb crossings at locations shown on plan SCP/210034/D12
- Relocation of the pedestrian crossing shown on plan SCP/210034/D10-Rev A from the northern side of the junction to the southern
- No utilities shall be sited under the proposed new site access
- An assessment of the A49 carriageway in relation to the skid resistance

Reason - In order that the Council is satisfied that the highway works are carried out to the appropriate standard before any development commences on the site, in the interests of highway safety; in accordance with Policies LPD01: Ensuring Quality Development, LPA02: Development Principles and LPA06: Transport and Travel of the St. Helens Local Plan – up to 2037.

16. Except for site clearance and remediation no development shall take place until a plan has been provided and agreed which identifies an area of safeguarded land to provide a future connection from internal footpaths within the application site to across Newton Brook. The areas shall remain safeguarded for the purposes of providing the agreed link across the brook.

Reason To ensure that sufficient measures are taken such that the development can achieve satisfactory accessibility levels and promote modes other than private car use; in accordance with Policies LPD01: Ensuring Quality Development, LPA02: Development Principles and LPA06: Transport and Travel of the St. Helens Local Plan – up to 2037.

17. No temporary or permanent fencing or excavation shall cause any obstruction or disturbance of the nearby Public Right of Way and no water from the development shall drain on to the nearby Public Right of Way unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid unacceptable harm to the Public Right of Way, which is an amenity of the local area in accordance with Policies LPA06 and LPD01 of the St Helens Local Plan up to 2037

18. Prior to occupation of any dwelling, a residential travel plan shall be submitted to and approved in writing by the Council as Local Planning Authority. The plan shall include immediate, continuing, and long-term measures to promote and encourage alternative modes of transport to single-occupancy car. For the avoidance of doubt, the travel plan shall include, but not be limited to:

- Production and distribution of an information pack for residents detailing travel options and information for all modes of travel;
- Information on existing transport policies, services and facilities, travel behaviour and attitudes; Access for all modes of transport;
- Resource allocation including Travel Plan Coordinator and budget;
- A marketing and communications strategy;
- Appropriate measures and actions to reduce car dependence and encourage sustainable travel;
- An action plan including a timetable for implementation of each of the above;
- Mechanisms for monitoring, reviewing and implementing the travel plan.

The approved residential travel plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

An annual report shall be submitted to the Council no later than 1 month following the anniversary of first occupation of the development for a period of 5 years. The annual report shall include a review of the residential travel plan measures, monitoring data and an updated action plan.

Reason: To ensure the development accords with sustainable transport policies having regard to Policy LPA06 of the St Helens Borough Local Plan.

19. Prior to occupation of each dwelling hereby approved it shall be provided with a smart Electric Vehicle Charging point, within an accessible distance of the in-

curtilage parking space for that dwelling. All charging points in the scheme shall be compliant with The Electric Vehicles (Smart Charge Points) Regulations 2021 or subsequent legislation and shall be retained thereafter.

Reason: To ensure that appropriate levels of electric vehicle charging points are provided in accordance with Policy LPA06 of the St Helens Borough Local Plan

20. The areas indicated on the submitted plans to be set aside for parking and servicing shall be surfaced, drained, and permanently marked out or demarcated in accordance with the details and specifications shown in drawing number 2030WHD/MLNIw-PL01 Rev K prior to first use and shall be made available for use prior to the occupation of the property they would serve. The parking and servicing areas shall be retained as such thereafter and shall not be used in a manner that prevents the parking of vehicles.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation, manoeuvring, loading, and unloading of vehicles as well as parking, and that hard-surfaced areas have a satisfactory appearance, in accordance with policies LPA06 and LPD01 of the St Helens Borough Local Plan.

21. No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of construction has been submitted to and approved in writing by the Council as Local Planning Authority. The method statement shall include, but not be limited to:

Highways

- Construction traffic routes, including provision for access to the site;
- Entrance / exit from the site for visitors / contractors / deliveries;
- Siting of temporary containers;
- Parking for contractors;
- Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of construction;
- Temporary road / areas of hard standing;
- Schedule for large vehicles delivering / exporting materials to and from site;
- Details of street sweeping / street cleansing / wheel wash;
- Hours of working;
- Noise mitigation and management measures
- Phasing of works;
- Details of turning facilities for use by construction vehicles.
- Dust and air quality management and mitigation measures

Noise

- specify the provisions to be made for the control of noise
- be based on the results of a Noise Assessment
- assure that, for fixed plant, the rating level of noise emitted from the site, measured at the closest boundary of the nearest residential dwellings, shall not exceed the existing background level.
- assure that, for other operations on site, the rating level of noise shall not exceed the existing background level at the positions described above.
- BS5228: 2009+A1:2014 'Code of practice for Noise and Vibration Control Construction and Open Sites' shall be implemented on site.

Measurement, assessment and works shall be made according to British Standard 4142:2014 and BS 5228. The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that the development does not detrimentally affect the amenity of future residents, cause unacceptable air quality impacts or harm highway safety in accordance with policies LPA06, LPD01 and LPD09 of the St. Helens Local Plan.

Ecology / Landscaping

22. Notwithstanding the details shown on the approved plans and the requirements of Condition 2 (Approved Plans) of this permission, prior to any construction commencing on site, updated landscaping and tree planting plans must be submitted to and be approved by the Council as Local Planning Authority. These plans must provide additional information in relation to:

- The construction of paths within the public open space areas, which must include cross sections showing construction profiles and materials, drainage information where relevant, and include the use of bitmac surfacing (which can be permeable bitmac) to improve resistance to flooding and allow all year access to people with a wide range of abilities.
- In addition to the tree planting species, specifications, and establishment details, details of the trees planting along the western boundary of the access road and northern boundary of the site (within the blue edged area) shall be provided. This must include cross sections that show how kerbing and verge details will be integrated into the design (and include specifications) and must evidence how the tree planting will be maintained as part of any future development proposal for the wider site.
- Tree pit specification must be provided and include a cross section design.
- Hard landscaping design and specifications
- Phasing proposals for the delivery of any landscaping, which must include the delivery of all public open space / public realm landscape areas e.g., roads, verges and pavement areas, prior to the occupation of any

development on site. Planting within private garden areas must also be prior to occupation of any property, within any given phase.

All landscaping and tree planting detailed within any approved plans shall then be implemented in accordance with any approved phasing proposals for the landscaping. Any trees or plants, or grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size, species and quality unless the Local Planning Authority gives written consent to the variation.

Reason: In order to ensure acceptable landscaping is delivered as part of the development in accordance with St Helens Local Plan policies LPC06, LPC09, LPC10 and LPD01.

23. Prior to any development commencing on site an updated Landscape and Ecological Management Plan, including Ecology Management Schedules shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- How the site will be maintained i.e., how it is being resourced and who will be managing it (the exact management company may not be known but the mechanism for its management needs to be detailed).
- Reference to how issues from residents will be dealt with, including any community consultation.
- Detail clarifying that the plan will be for the lifetime of the development, and subject to 5-year reviews.
- A plan clearly illustrating what areas the Landscape and Ecological Management plan is covering.
- Updated references to any approved landscape and tree planting plans.
- A strategy and specifications for the ongoing management of invasive weed species, particularly Himalayan balsam, on site.

Reason: To protect habitat and species as required by Policy LPC06 of the St Helens Local Plan.

24. The development hereby permitted shall not be occupied until details of Biodiversity Mitigation and Enhancement Measures to include number, type and location of bat boxes, bird nest boxes and hedgehog highways on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details. Evidence of implementation (i.e. photographs) will need to be provided to the Local Planning Authority to enable discharge of the condition.

Reason: In order to ensure the protection and enhancement of features and species of ecological interest having regard to Policy LPC06 of the St Helens Local Plan up to 2037.

25. All work must be to BS3998 (2010) standard with work only be carried out between the 1st September and 1st March to avoid any disturbance of breeding birds. Any work outside this period must only be carried out once a qualified ecologist / ornithologist has inspected the trees and ensured no breeding birds are present and confirmed this with the Council, in writing, prior to any work taking place on the trees

Reason: To ensure the protection of bird habitats, which are protected species under the Wildlife and Countryside Act 1981, having regard to Policy LPC06 of the St Helens Local Plan up to 2037.

26. Prior to any construction taking place on site an updated Arboricultural Report (to the current BS5837 standard) must be submitted to the Local Planning Authority. Details of tree constraints, tree removal, tree works, and tree protection plan (including any relevant method statements) must be provided. All tree protection measures then approved must be implemented prior to any construction commencing on site. The tree protection areas so defined shall be kept free of machinery, stored materials of all kinds and any form of ground disturbance not specifically catered for in the agreed measures, for the duration of site, demolition and building works

Reason: To protect species and biodiversity in accordance with St Helens Local Plan policies LPC06, LPC09 and LPC10.

27. The habitat on site is suitable for badgers, amphibians, and hedgehog. Prior to commencement of development the following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on them:

- A pre-commencement check for Badgers.
- Dense vegetation must only be cleared following an inspection by an ecologist. This is of relevance during the bird nesting season and to ensure checks are carried out for nesting and hibernating hedgehog (for example);
- No trenches must be left open overnight. Trenches or holes must be fitted with a means of escape (such as ramped edge or a sloping plank of timber). This will ensure that any inquisitive animals do not become trapped. Holes or trenches must be checked for wildlife prior to backfilling;
- Any pipes must be stored with caps on (to prevent animal entry);
- No fires must be lit at the site; and
- Any chemicals or harmful materials must be stored so that they cannot be accessed by inquisitive animals

Reason: In order to ensure the protection and enhancement of features and species of ecological interest having regard to Policy LPC06 of the St Helens Local Plan up to 2037.

28. Prior to above ground works a lighting strategy for the development shall be

submitted to the Local Planning Authority for approval. The strategy shall include but is not limited to the following:

- A strategy for the entire application site;
- Detailed lighting designs;
- Luminaire technical details;
- Luminaire locations;
- Illuminance levels;
- Lighting standard achieved;
- Control methods;
- Proposed times of operation of lighting;
- Details of timescales/triggers for installation; and o
- Details of how the lighting is designed and positioned so that it protects ecology and does not result in excessive light spill onto important habitats
The lighting shall be installed and retained in accordance with the approved scheme and maintained and retained thereafter.

Reason: To ensure that the development does not result in a detrimental impact of the species and habitats in accordance with policy LPC06 of the St. Helens Local Plan and the National Planning Policy Framework.

29. The development shall be carried out in accordance with the Construction Environment Management Plan details (biodiversity) set out in section 5.3 of the Ecological Survey and Assessment undertaken by ERAP dated December 2023 (ref: 2021-703) unless otherwise agreed in writing by the Local Planning Authority:

Reason: To protect species and biodiversity in accordance with St Helens Local Plan policies LPC06, LPC09 and LPC10.

30. Prior to commencement of development of any phase an Invasive Species Method Statement shall be submitted and agreed in writing to the Local Planning Authority. The Method Statement shall include the following as a minimum:

- A plan showing the extent of the plant;
- The methods that will be used to prevent the plants spreading further, including demarcation;
- The methods of control that will be used, including details of post-control monitoring; and
- How the plants will be disposed of after treatment/removal. The development shall be constructed in accordance with the approved details

Reason: To protect deal with invasive species onsite as required by Policy LPC06 of the St Helens Local Plan.

Drainage Conditions

31. No development shall take place until a scheme for the disposal of surface water from the development has been submitted to and approved in writing by the Local Planning Authority. The detailed drainage design shall set out a full specification of all related surface water connections, pond details with health and safety features, methods for directing surface and foul water away from the railway, details of how the drainage scheme will link to Newton Brook Local Wildlife Site and hydraulic flood modelling. The approved drainage scheme shall be implemented in full prior to first occupation of the development and retained thereafter for the lifetime of the development.

Reason: To ensure that the site is satisfactorily drained having regard to Policy LPC12 of the St Helens Borough Local Plan.

32. Prior to first occupation of the development, details of a management and maintenance plan for the drainage system, including any arrangements for adoption by an appropriate public body or statutory shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full for the lifetime of the development.

Reason: To ensure that the site is satisfactorily drained having regard to Policy LPC12 of the St Helens Borough Local Plan.

33. A method statement and risk assessment must be submitted to the council and Network Rail for review and agreement prior to works commencing on site.

Reason: To ensure that the construction and subsequent maintenance of the proposal can be carried out without adversely affecting the safety, operational needs or integrity of the railway.

34. No construction shall commence until details of the means of ensuring the critical 525mm diameter combined sewer and the existing water main laid within the site boundary are protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the precise location of the assets, the potential impacts from construction activities, the impacts post completion of the development on the infrastructure and identify mitigation measures to protect and prevent any damage to the pipelines both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and safety and to ensure protection of essential services and public drinking water.

Network Rail Conditions

35. Prior to the first occupation of the development the applicant shall submit details of a trespass proof fencing scheme to the Local Planning Authority. The approved scheme shall be implemented in full and maintained at all times thereafter

Reason: To protect the adjacent railway from unauthorised access in the interests of safety in accordance with St Helens Local Plan policies LPD01 and LPA06 and the NPPF.

36. Details of scaffolding works within 10m of the railway boundary shall be submitted to and approved in writing by the Local Planning Authority prior to installation of any scaffolding in this area.

Reason: In the interests of protecting the railway and its boundary from over-sailing scaffolding. in the interests of safety in accordance with St Helens Local Plan policies LPD01 and LPA06 and the NPPF.

37. Prior to any vibro-impact works on site, a risk assessment and method statement shall be submitted to and approved in writing by the Local Planning Authority. The approved risk assessment and method statement shall be implemented in full.

Reason: to prevent any piling works and vibration from de-stabilising or impacting the railway in the interests of safety and to prevent transport disruption in accordance with St Helens Local Plan policies LPD01 and LPA06 and the NPPF.

38. Prior to the commencement of the development full details of ground levels, earthworks and excavations to be carried out within 20 metres of the railway boundary shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the adjacent railway and its boundary to avoid transport disruption in accordance with St Helens Local Plan policy LPA06 and the NPPF.

39. Details of appropriate vehicle safety protection measures along the boundary with the railway shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to prevent the design and layout of the road and parking spaces from impacting the adjacent operational railway with accidental vehicle incursion in the interests of safety and to prevent transport disruption in accordance with St Helens Local Plan policies LPD01 and LPA06 and the NPPF.

Other Matters

40. No development shall take place until a Written Scheme of Investigation (WSI) for archaeological works has been submitted to and approved in writing by the local planning authority. The approved programme of archaeological works should be undertaken in accordance with the approved WSI including the approved phasing programme. The WSI must include the following steps:
- a) A phased programme and methodology of site investigation and recording;
 - b) A programme for post-investigation reporting to include production of a final report of the significance of the below-ground archaeological interest;
 - c) Provision for appropriate publication and dissemination of the archaeology and history of the site;
 - d) Provision for archive deposition of the report, finds and records of the site investigation;
 - e) A timetable for the implementation of the different stages of the WSI and
 - f) Nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.

Reason: To ensure that appropriate archaeological investigation of the site is carried out, and that if any features of value are discovered, that appropriate measures are implemented to deal with the situation arising, in accordance with policy LPC11 of the St. Helens Local Plan and the National Planning Policy Framework.

41. Prior to any above ground development a Renewable and Low Carbon Energy Statement which details how the proposal will minimise carbon emissions equivalent to CSH level 4, i.e. 19% carbon reduction against Part L 2013 shall be submitted to and approved by the LPA. The development thereafter shall be carried out in accordance with the approved details.

Reason: To mitigate carbon emissions and promote sustainable design and construction in accordance with St Helens Local Plan policy LPC13

42. Prior to the commencement of development a scheme of the proposed ground and floor levels for all the proposed dwellings and structures. The submitted details shall include a number of sections across the site, which shall indicate existing and proposed ground levels, together with the finished floor levels of any proposed dwellings/buildings through which the sections run and shall extend beyond the site boundaries to include any surrounding adjacent properties.

Reason: To ensure that the appearance of the development is acceptable and adequate amenity is afforded to future occupiers, having regard to Policies LPD01 and LPD02 of the St Helens Borough Local Plan

43. Prior to above ground works a phasing plan linked to the delivery of the residential units, for the laying and management of the areas of public open space within the development layout, shall be submitted to the Local Planning Authority for approval. The public open space shall be delivered no later than occupation of the 50th residential unit hereby approved. The public open space shall be provided and

managed in accordance with the approved details and shall remain as public open space for the lifetime of the development.

Reason: To ensure that the play facilities are provided and adequately managed and maintained in accordance with policies LPD03 and LPC05 of the St. Helens Local Plan.

44. Prior to above ground works details of a Local Equipment Area for Play (LEAP) in the area of public open space as detailed on Site Layout - Drawing Number 2030WHD/MLNIw-PL01 Rev K shall be submitted to the Local Planning Authority for approval. The details shall include the scale, appearance, location, type and materials of the play equipment along with any surfacing materials and boundary treatments and management details for the LEAP and a phasing plan for the delivery of the play equipment linked to the delivery of the residential units which shall be upon practical completion of 50 units at the latest. The play area shall be provided in accordance with the approved details and retained as a public play facility thereafter.

Reason: To ensure that the play facilities are provided and adequately managed and maintained in accordance with policies LPD03 and LPC05 of the St. Helens Local Plan.