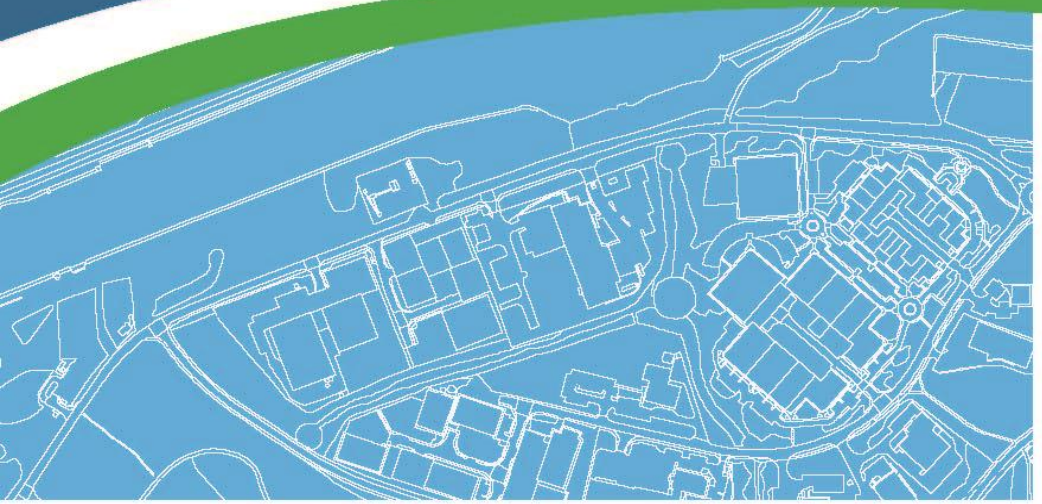
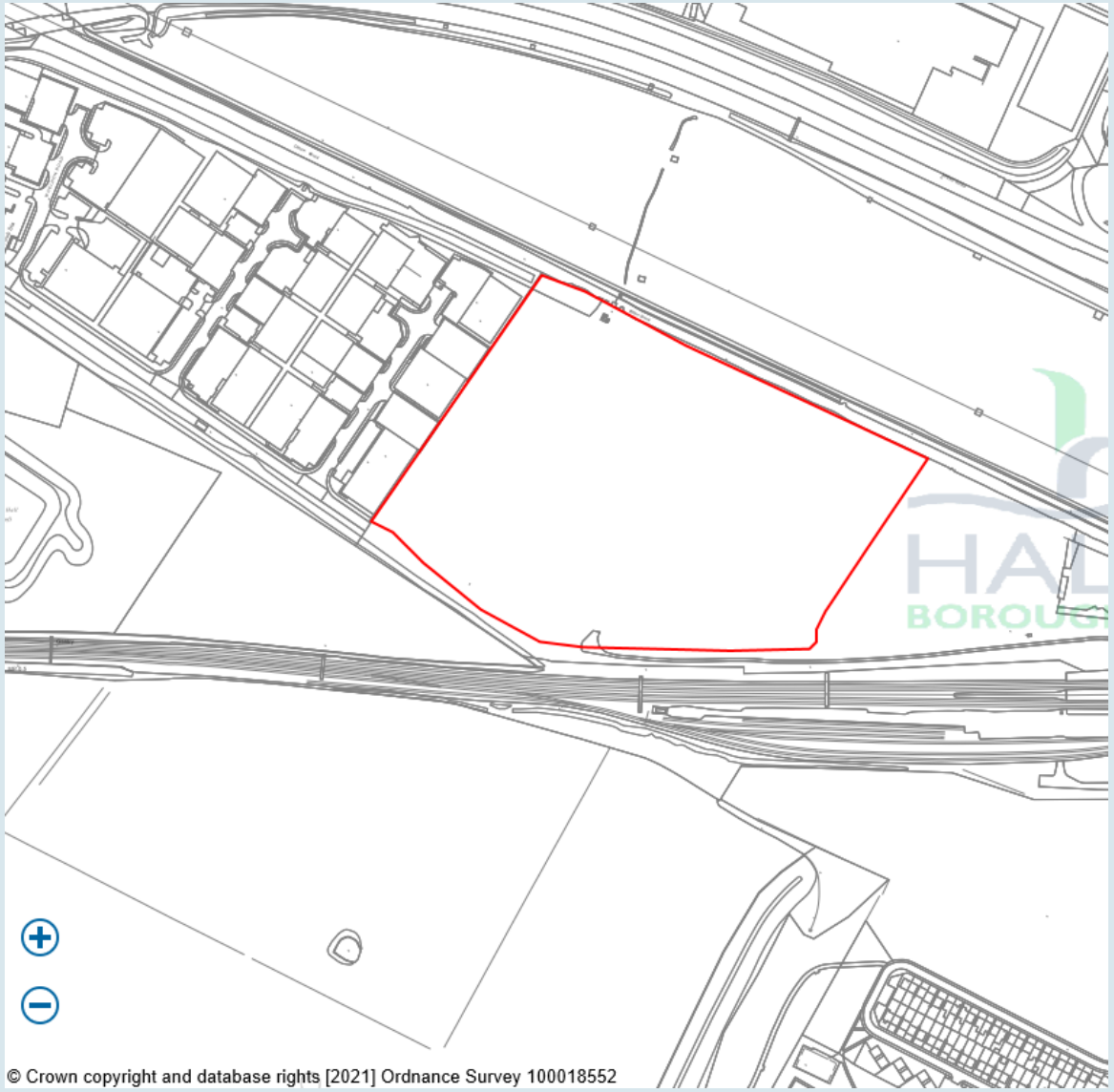
HALTON
BOROUGH COUNCIL

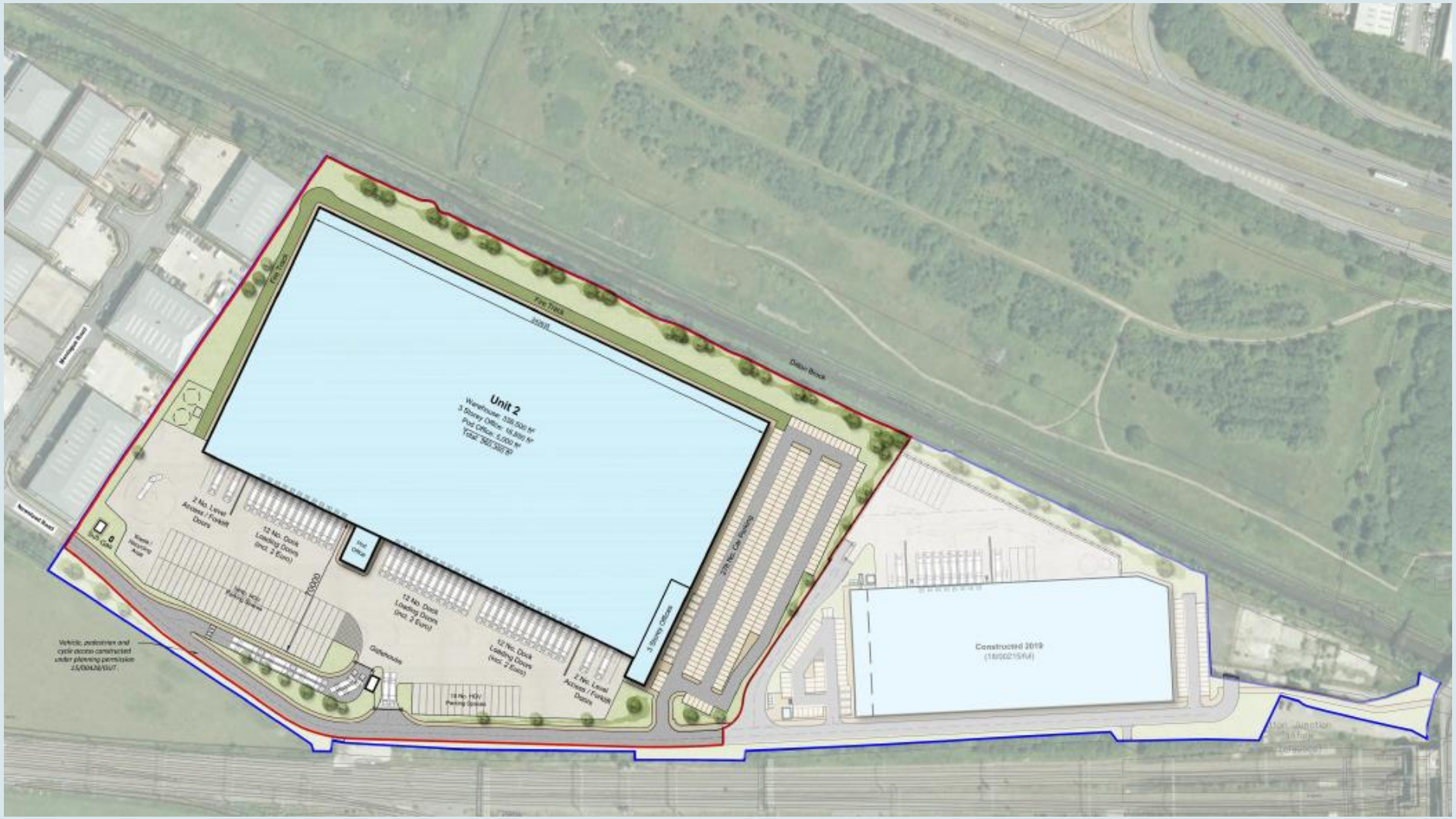
Development Control Committee
12th April 2021





Application Number: 20/00445/OUT

Plan 1A: Location Plan

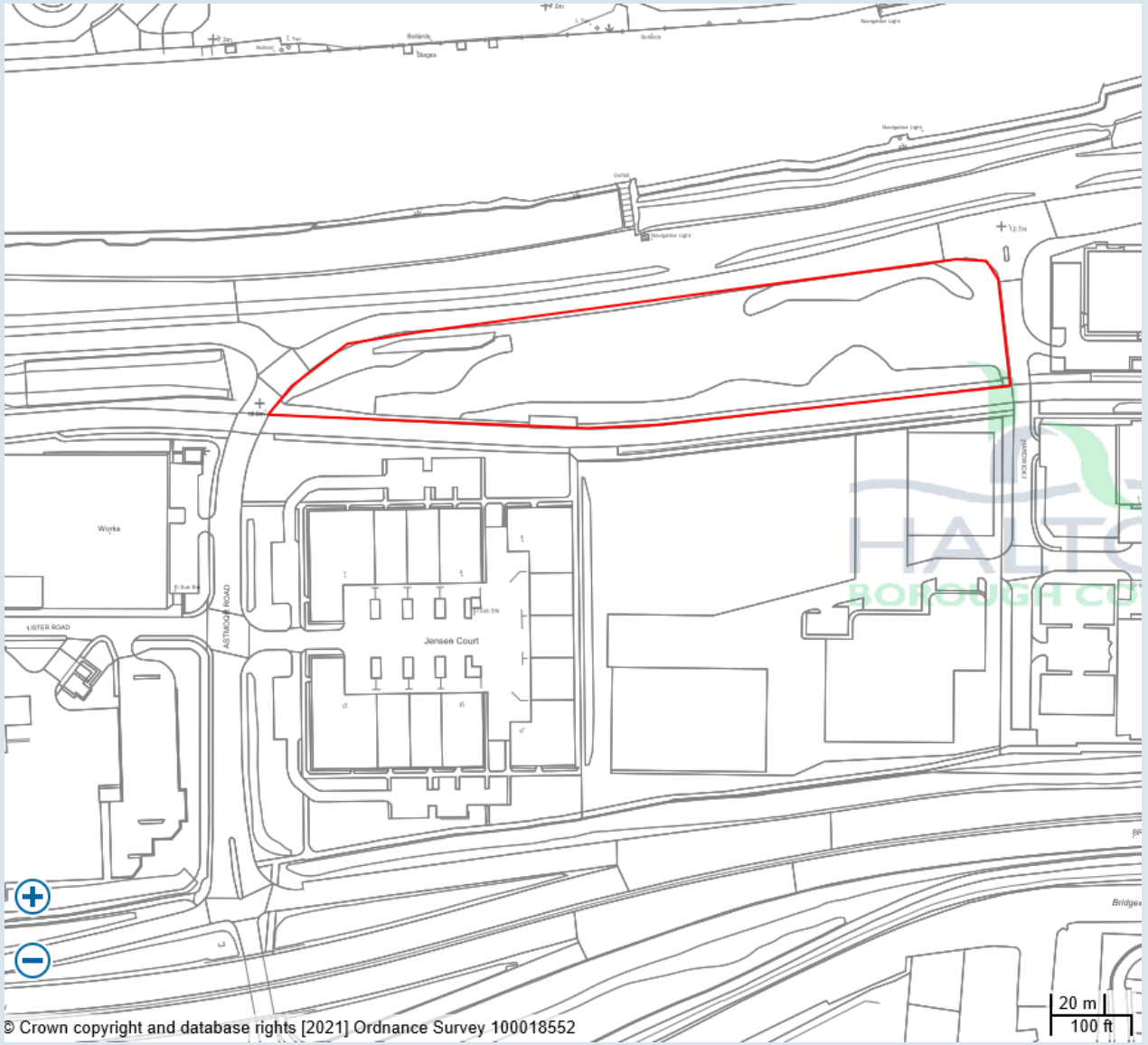


Application Number: 20/00445/OUT

Plan 1B : Illustrative Masterplan

Application Number: 20/00445/OUT

Plan 1C : Aerial Photograph



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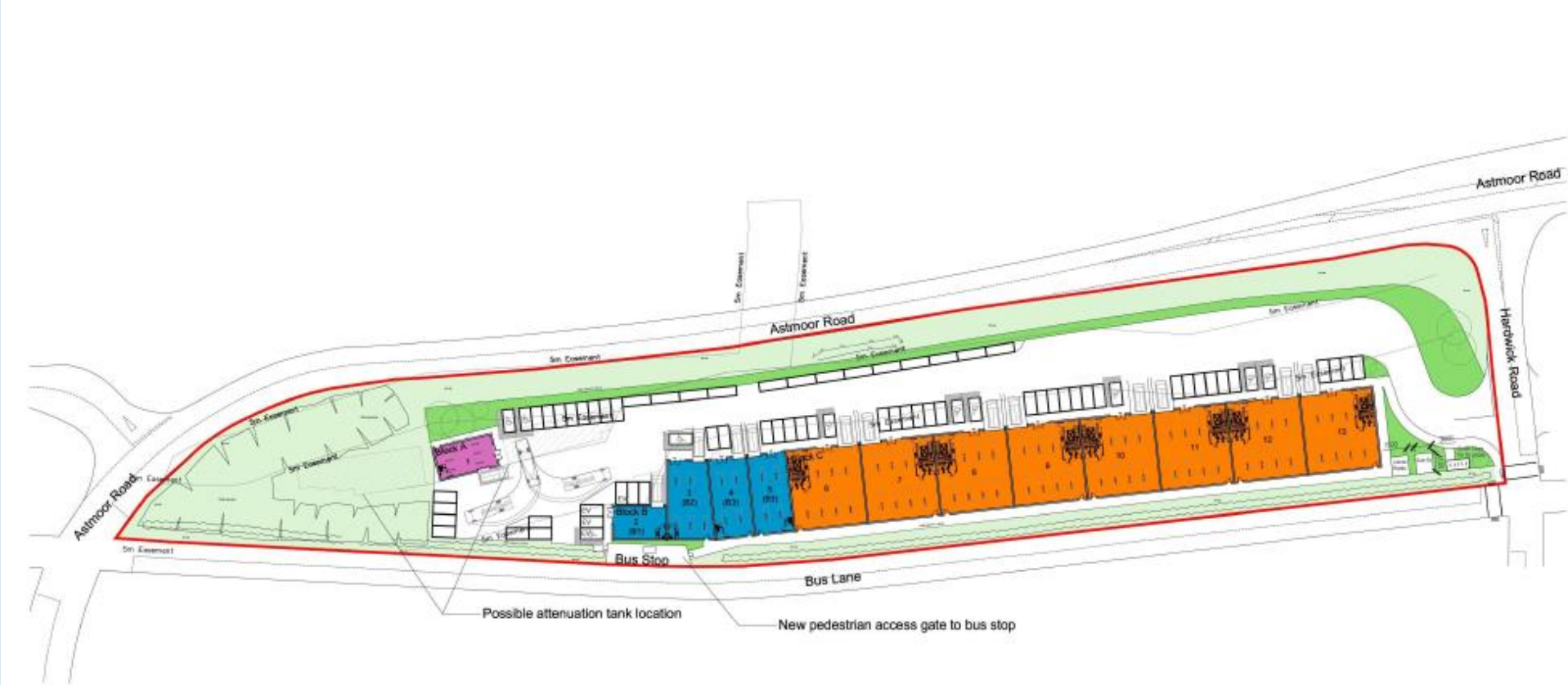
Application Number: 20/00536/FUL

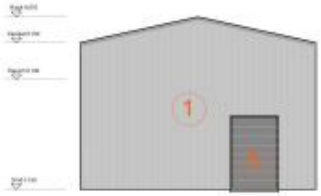
Plan 2A : Location Plan



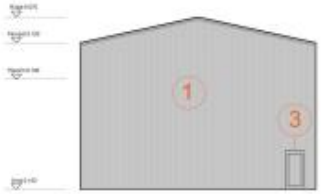
PROPOSED SITE PLAN

Application Number: 20/00536/FUL

Plan 2B : Site Plan



Block A - Proposed Front Elevation



Block A - Proposed Rear Elevation

Block A - Proposed Front/Side Elevation

Block A - Proposed Rear/Side Elevation

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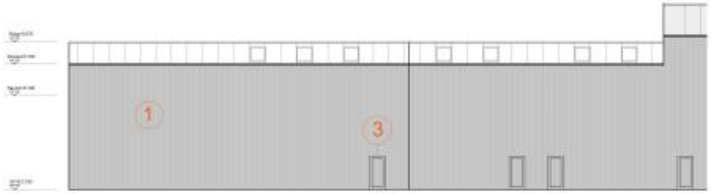
Plan 2C : Elevations – Block A

Proposed Full Front Elevation (N.T.S)

Block B

Block B - Proposed Front Elevation



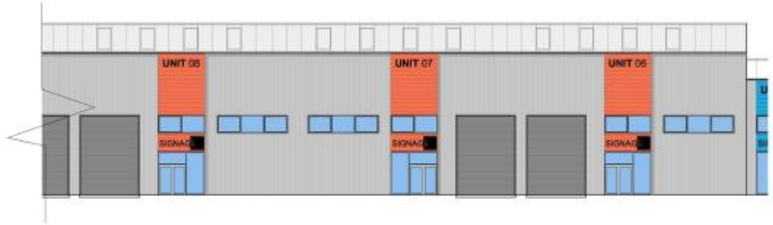
Block A - Proposed Rear Elevation

Block A - Proposed Side Elevation

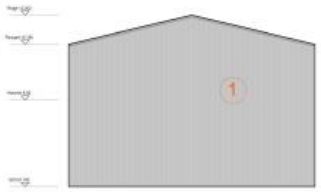
Proposed Full Front Elevation (N.T.S)

Block C

Block C - Proposed Front Elevation



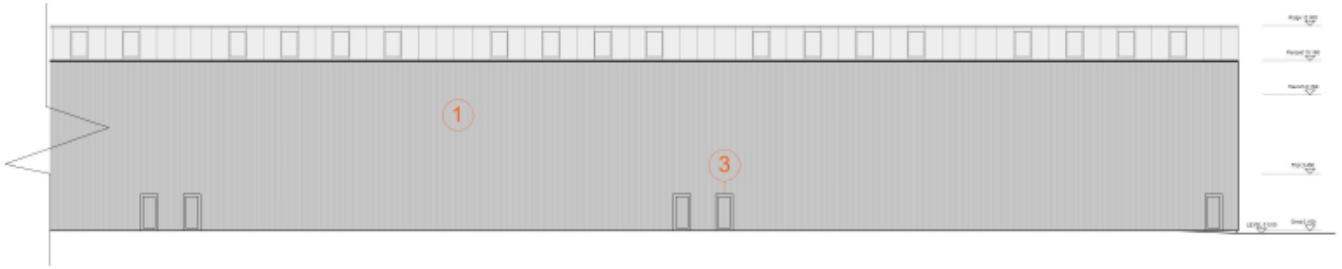
Block C - Proposed Front Elevation



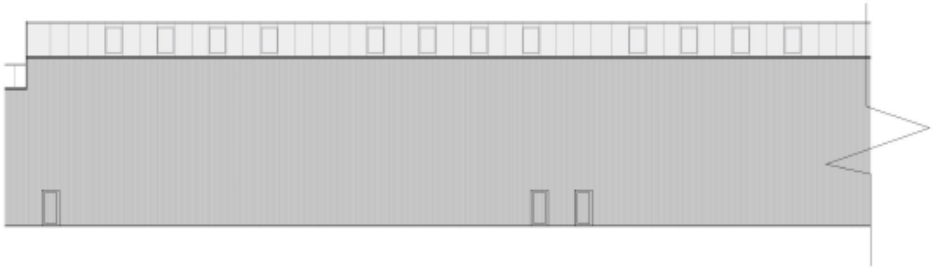
Block C - Proposed Side Elevation

Proposed Full Front Elevation (N.T.S)

Block C



Block C - Proposed Rear Elevation



Block C - Proposed Rear Elevation

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Plan 2F : Elevations – Block C

APE PROPOSALS

LANDSCAPE

s south of the Manchester Ship Canal and River Mersey and east of Runcorn in an existing industrial/business park within a well-established a framework of hedgerows and designed woodland and structure planting. The site is fenced and screened to the south by a mature tained hedgerow, a small woodland group of early mature trees and dense scrub to the west and scrub to the north which is forming an hedge. The east of the site is less well screened, having partial scrub growth in the grass verge.

AND PROPOSALS

osed development includes the construction of new commercial units, parking, access infrastructure and drainage, including the installation of e attenuation tank to the west of the site. There is an existing network of utilities and services across the site and installation of proposed nd drainage will minimise available space within the site for planting. Construction of the proposed drainage attenuation tank to the west of nd new service installations and diversions, will require the removal of part of the woodland. Reinstatement of planting will be undertaken to between the tank location and Astmoor Road on completion of construction.

ction with the woodland removal, the remainder of the group will be selectively thinned to remove poor or suppressed specimens, in ce with the Arboricultural Impact Assessment and Method Statement, reference 119-95-R-200. The report also details tree protection for the remaining trees during construction.

ing proposals have been developed to ensure continued screening of the site and includes planting to the site frontage with Astmoor Road. ng scrub planting to the north is developing into an informal hedgerow and it is proposed for this to be retained, being maintained with a 1m the fence and up to 2.5m wide. A proposed hedgerow within the site will allow green infrastructure connections to be made with the existing free planting along the site fence with Astmoor Road is designed to allow views into the site from the highway, whilst enhancing green ture links. Further planting within the site either side of the access will aid screening from Hardwick Road and integrate the new development tting. Native British species have been selected where appropriate to the site conditions and future development use.

ing to comply with BS3936 Relevant parts for Nursery Stock
planting, site preparation, planting and post planting maintenance shall be carried out in accordance with BS4428:1989 Code of Practice for l Landscape Operations
s shall be positioned in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction and BS 8545:2014 Trees: from to Independence in the landscape. Recommendations
re to be no trees planted within 5m of underground or overhead services

E OF IMPLEMENTATION

cape reinstatement shall be carried out in the first available season after completion of construction, when weather conditions are suitable:
- October to March
- April to May

RANCE

shrub removal to be undertaken in accordance with Arboricultural Impact Assessment and Method Statement and outside the bird nesting ding season. Ruderal vegetation to the west for hedgerow and in shrub areas will be cut down to ground level and ground prepared for Planting to the north and north east boundary is to be locally cleared at proposed tree planting locations to accommodate tree pits and emoved from site.

defects in topsoil volumes, additional topsoil to be imported to ensure there is at least 300mm depth of topsoil in areas to be planted and 150mm depth in areas to be seeded.
4. Soils in areas to be planted in existing grass areas or reinstated soils to the west of the site, to be thoroughly dug over to 300mm depth with surface sod turned over and buried to minimise chemical treatment of weeds. All roots and stones over 75mm in any dimension are to be removed.

PROPOSED SHRUB AND SCRUB PLANTING

1. Transplants and container grown shrubs to be 1+1 transplants 40-60cm and 80-100cm high bare root.
2. Planting to consist of mixed deciduous and evergreen tree and shrub/scrub species planted at 1m centres in single species groups of 5-15No.
3. Planting to be in pits 100mm wider and deeper than pot size and bare root plants notch planted in an I, T, L or H shaped notch.
4. All plants to receive slow release fertiliser at time of planting.
5. All evergreen species to be treated with anti-desiccant before and immediately after planting.
6. All plants to be protected with Tubex guards during establishment with Larger shrub size guards for Ilex and Corylus and appropriate stake for support in accordance with manufacturer's recommendations and spread medium grade bark mulch to 75mm depth to width of planting.

PROPOSED HEAVY STANDARD TREE PLANTING

1. Excavate planting pits 1000mm dia and 600mm deep; thoroughly break up sides and base to 250mm depth.
2. Retain subsoils for backfilling lower section of pit.
3. Drive two 75mm dia stakes 150mm into base of pit and cut off 600mm above ground level; plant trees and support with cross bar and webbing to hold tree in upright position. All stakes and bars to be to same orientation, parallel with site fence.
4. Mix excavated topsoils with proprietary tree and shrub compost at rate of 50/50 mix by volume to achieve total 300mm depth topsoil for backfilling; insert 4No slow release fertiliser tablets into backfill around roots per pit; backfill with subsoil up to 300mm below ground level with subsoils excavated from pit and ameliorated topsoil in 150mm layers; completely fill air spaces around roots; backfill to ground level.
5. Spread medium grade bark mulch to 75mm depth to 1m dia to base of tree.

PROPOSED HEDGEROW PLANTING

1. Plant hedgerow 2m from fence in trench 1m wide and to 500mm depth in single species groups of 3-7 and stagger planted in double row at 5 plants per metre.
2. Backfill with soil excavated from trench and firm in.
3. Ensure all plants are straight and upright.
4. All plants to receive slow release fertiliser at time of planting.
5. All evergreen species to be treated with anti-desiccant before and immediately after planting.
6. All plants to be protected with Tubex guards during establishment with Larger shrub size guards for Ilex and Corylus and appropriate stake for support in accordance with manufacturer's recommendations.
7. Spread medium grade bark mulch to 75mm depth to width of hedgerow .

SEEDING

1. Areas to be seeded to be graded to smooth flowing contours with undulations and to ensure marrying in of levels. All stones over 50mm in any dimension to be removed.
2. Soils to be worked to a tilth suitable for seeding.
3. Woodland area over attenuation tank to be hand sown with Emorsgate EL9 hedgerow and woodland ground flora and grasses mix or equivalent at 5g/m².
4. Areas to be reseeded as grass, to be sown with low maintenance fescue mix Germinal Amenity A4 mix or similar at 50g/m².

MAINTENANCE

Existing roadside planting provides screening to the site boundary fence and is to be retained and supplemented with extra heavy standard tree planting and existing gaps planted up with a similar species mix.

Existing trees within the centre of the group to the west of the site will be removed to accommodate the attenuation tank. Gaps in roadside planting to verge to the front of the site to be planted with a similar species mix to create a continuous planting bed.

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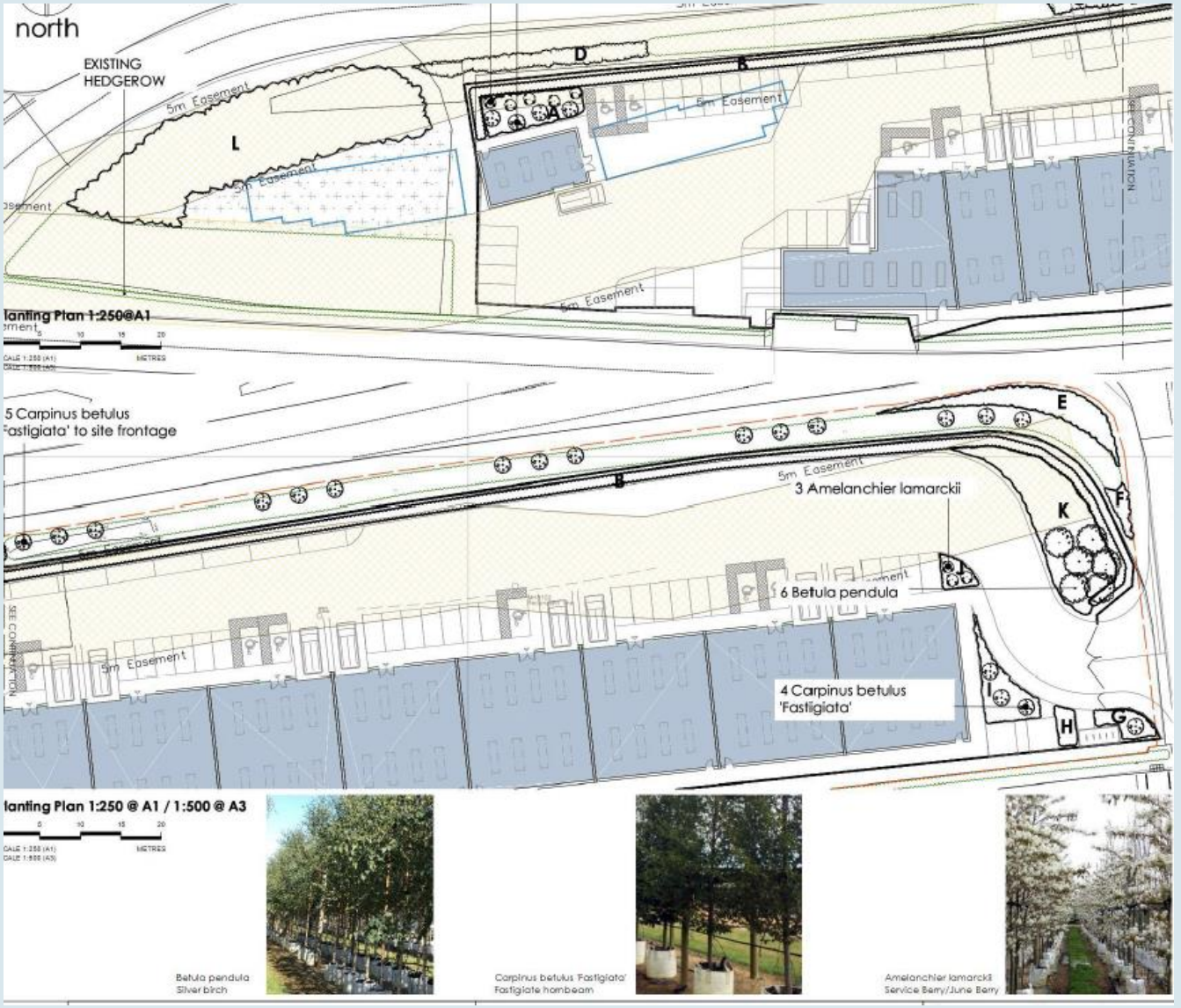
Plan 2G : Landscape Plan



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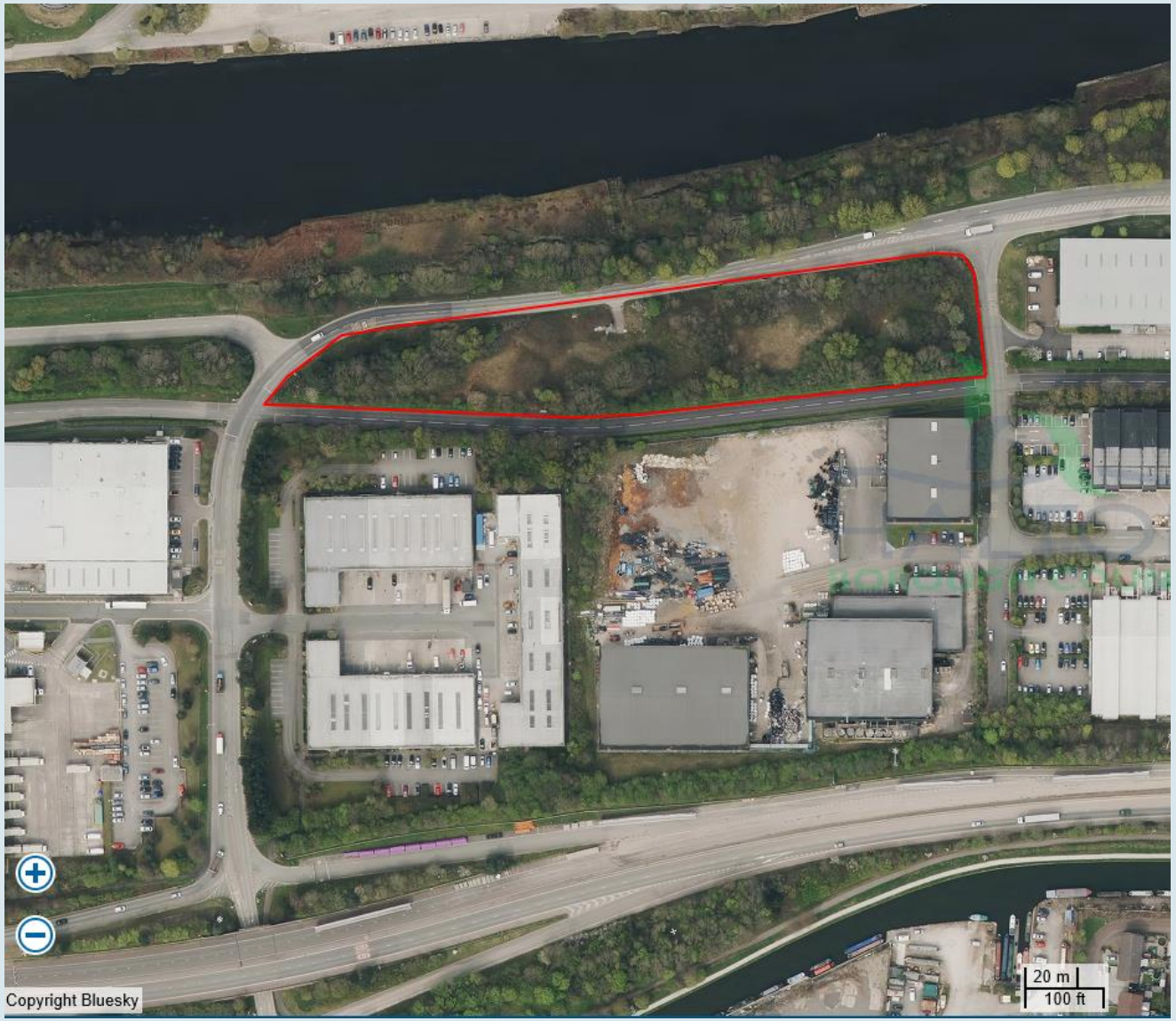
Plan 2H : Planting Plan



Application Number: 20/00536/FUL

Plan 21 : Aerial Photograph

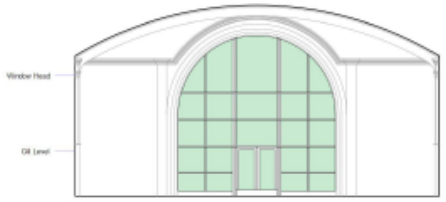
Application Number: 21/00138/P3JPA

Plan 3A : Location Plan

Application Number: 21/00138/P3JPA

Plan 3B : Existing Floor Plan

EXISTING FRONT ELEVATION



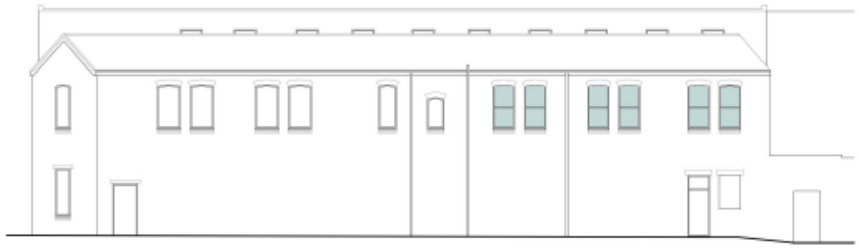
EXISTING SECTION 1 - 1

EXISTING SECTION 2 - 2

Application Number: 21/00138/P3JPA

Plan 3C : Existing Front Elevation

EXISTING SIDE ELEVATION



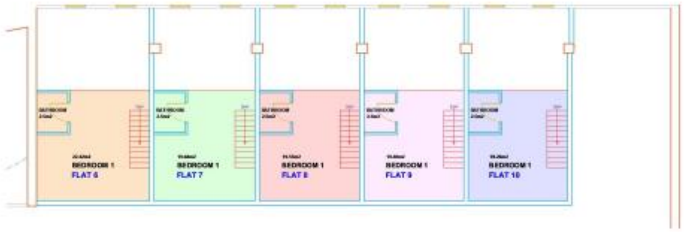
EXISTING REAR ELEVATION

Application Number: 21/00138/P3JPA

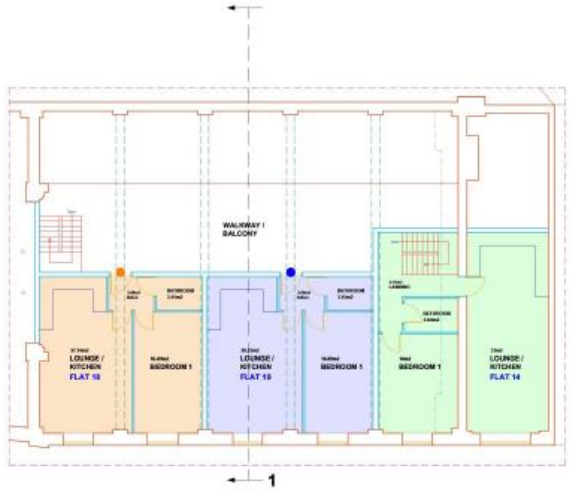
Plan 3D : Existing Side & Rear Elevations

Application Number: 21/00138/P3JPA

Plan 3E : Proposed Main 1st Floor Plan



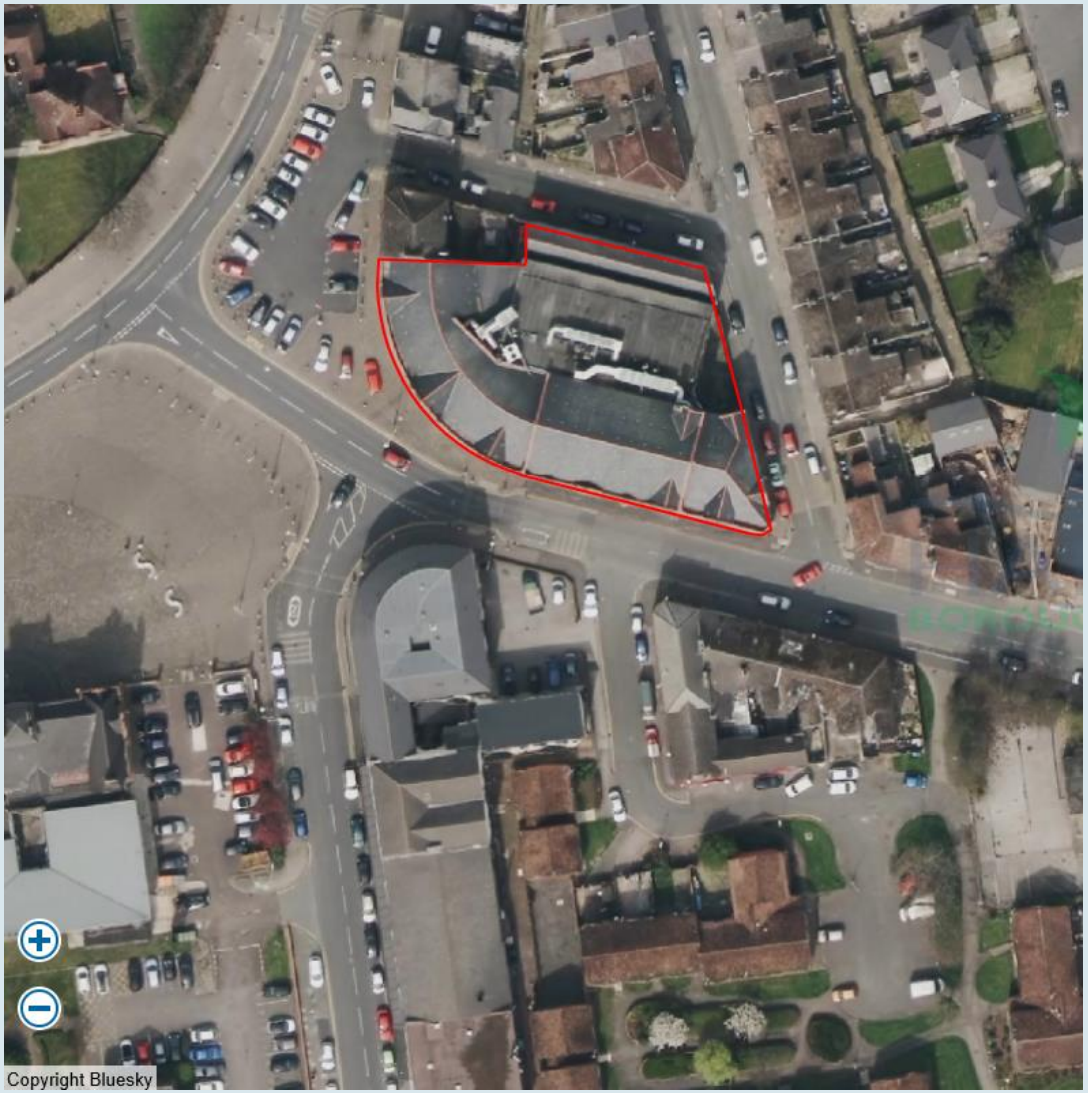
PROPOSED MEZZANINE FLOOR PLAN 1



PROPOSED MEZZANINE FLOOR PLAN 2

Application Number: 21/00138/P3JPA

Plan 3F : Proposed Mezzanine Floor



Application Number: 21/00138/P3JPA

Plan 3G : Aerial Photograph