

Town Clerk: Chris Shaw

Council Offices, 78 Church Road, Northwich, Cheshire, CW9 5PB - 01606 41510
www.northwichtowncouncil.gov.uk chrisshaw@northwichtowncouncil.gov.uk



DATE 14th February 2024

To: The Members of Northwich Town Council's Planning and Environment Committee.

Dear Councillor

You are summoned to attend the meeting of the PLANNING AND ENVIRONMENT COMMITTEE to be held in the Council Offices, 78 Church Road, Northwich, on Tuesday 20th of February 2024 at 6.30pm.

Yours sincerely

Chris Shaw

Chris Shaw

Chief Officer

AGENDA

1. Apologies for absence

2. Declaration of Interest

Members to declare any interest under the following categories:

- * Pecuniary interest
- * Outside bodies interest
- * Family, friend, or close associate interest.

3. Signing of the Minutes

Of the Planning and Environment Committee meeting held on Tuesday 16th of January 2024 and noted at the Full Council meeting on Monday 5th of February 2024 to be approved.

4. Planning Applications

Schedule of planning applications will be submitted.
Recommendations of the Committee are requested.

5. National Planning Policy Framework

Policy and delivery updates for your information

6. Wallerscote Limebeds

Reports from Cllr Lee Siddall on amendments to existing plans

7. Next Meeting

The next Planning and Environment Committee meeting will be held on Tuesday 19th March 2024 at 6.30 p.m.

Councillors:

Cllr Lee Siddall

Cllr Andy Kent

Cllr Janet Illidge

Cllr Catherine Fox

Cllr Patricia Parkes

Cllr Catriona Stewart

Cllr Andrew Cooper

Cllr Jo Callaghan

Cllr Andy Stott

Cllr Olwyn Dean

NORTHWICH TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING
HELD ON TUESDAY 16TH JANUARY 2024

Members Present

Cllr Lee Siddall
Cllr Andy Kent
Cllr Catriona Stewart
Cllr Andy Stott
Cllr Catherine Fox

Also present

Liza Clansey – Assistant Town Clerk

PL 23/78 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies for absence received from Cllr Janet Illidge, Cllr Jo Callaghan and Cllr Andrew Cooper. Cllr Patricia Parkes, and Cllr Olwyn Dean were not present.

PL 23/78 DECLARATIONS OF INTEREST

Members to declare any interest under the following categories:

- Pecuniary Interest
- Outside Bodies Interest
- Family, Friend, or Close Associate interest

PL 23/79 SIGNING OF THE MINUTES

The minutes of the Planning and Environment Committee meeting held on Tuesday 21st November 2023 and noted at the Full Council meeting on 4th December 2023 be confirmed and approved as a true and accurate.

Proposed by Cllr Andy Kent, seconded by Cllr Catriona Stewart, all approved.

PL 23/80 PLANNING APPLICATIONS

1. Site Address: 136 - 140 Witton Street Northwich CW9 5NP
Proposal: Felling of Beech tree including removal of stump and roots.
Reference Number: 23/03896/TPO
Refer to tree officer

2. Site Address: Land Adjacent To 136 Chester Road Northwich Cheshire
Proposal: Conversion of existing garage into one bedroom dwellinghouse with single storey rear extension and side porch canopy.
Reference Number: 23/03764/FUL
We note concerns of residents an access issues and is there a design statement to go with this application with it being in a conservation area.

3. Site Address: 4 No. Sports betting terminals within existing sui generis Adult Gaming Centre use at 9 Witton Street Northwich CW9 5DE
Proposal: Amendment - Proposed siting of 4 No. Sports betting terminals within existing sui generis Adult Gaming Centre use
Reference Number: 23/03355/FU
As previously commented, we note that as we are in a cost-of-living crises, by facilitating a wider use of gambling for people that may be vulnerable is concerning.

.....
Date

.....
Cllr A Stott - Chair

4. Site Address: 41-43 Wolsten Croft Northwich CW8 4DL
 Proposal: Amendment Change of use of 3 units in Class B2/B8 use to indoor sports hall (Padel Tennis) Class E(d) and ancillary works at
Reference Number: 23/02986/FUL
No comment

5. Site Address: 95 Moss Road Northwich CW8 4BJ
 Proposal: Two-storey and single-storey side extension, extended single-storey rear extension (Including demolition of single garage)
Reference Number: 23/03659/FUL
No comment

6. Site Address: 81 Kingsley Drive Northwich CW9 8AZ
 Proposal: Ash Tree (T1) - Removal of deadwood throughout the tree. 1.5-2m crown lift. 1.5-2m crown reduction (does not include cutting through the main stem) and to include the shortening of part limbs where overhanging adjoining properties.
Reference Number: 23/03698/TPO
Refer to tree officer

7. Site Address: Deafness Support Network 144 London Road Northwich CW9 5HH
 Proposal: Demolition of existing rear outrigger/link and construction of 3 storey rear extension
Reference Number: 23/03594/FUL
Does this meet existing parking standards?

8. Site Address: Eastwood House Princess Street Northwich CW9 7NJ
 Proposal: Conversion and extension of existing Live/Work Space into two x 3 bed residential units with erection of one x 4 bed new dwelling
Reference Number: 23/03572/FUL
No comment

9. Site Address: Grass Area Adjacent To 162 Manchester Road Northwich
 Proposal: Residential development of 46 dwellings and associated access road, parking and landscaping - Application to remove condition 2 (affordable housing scheme) of planning application 22/02238/S73 amendment to planning permission 16/05349/FUL
Reference Number: 23/03475/S73
We object to the loss of affordable housing

10. Site Address: Land Adjacent To 9 - 15 Postles Place Northwich
 Proposal: Ash tree - Work to remove the tree to the height of the fence
Reference Number: 23/03591/CAT
Refer to tree officer

PL 23/81 NEXT MEETING

The next Meeting to be deferred as very close to Christmas. Next meeting to be held on Tuesday 20th February 2024 at 6.30 p.m.

There being no further business, the meeting closed at 7.10pm.

.....
Date

.....
Cllr A Stott - Chair

Report to : Planning & Environmental

Meeting Date : 20th February 2024

Agenda Item : 4

Prepared By : Liza Clansey

Subject : Planning Applications



Planning Applications

1. Site Address: 282 London Road, Northwich, CW9 8AJ
Proposal: 2x Semi mature Ash trees - Fell to ground level
Reference Number: 24/00401/CAT
2. Site Address: Highfield Place Northwich CW8 1EP
Proposal: 971 (Cherry) - Crown reduction by approximately 1-2m. 977 and 978 (2x Sycamore) - Crown reduction, to achieve minimum 1.5m clearance from the building
Reference Number: 24/00158/CAT
3. Site Address: 52 Kingsley Drive Northwich CW9 8AZ
Proposal: Birch Tree at front of the property - Complete felling and removal of 6-12 inches of root
Reference Number: 24/00264/TPO
4. Site Address: Land At Navigation Road Northwich Cheshire CW8 1BE
Proposal: Erection of 4 x terraced townhouses
Reference Number: 23/03897/FUL
5. Site Address: Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire
Proposal: 16no. affordable new dwellings with associated access, boundary treatment and landscaping works.
Reference Number: 24/00024/FUL
6. Site Address: 3 Tall Trees Close Northwich CW8 4YA
Proposal: 5x Sycamores - Reduction in height by around 2-3m to lateral growth points and pruning in of extremities to maintain a natural round shape to the canopy. Oak - Prune in of the overhang of Maple Grove to even out and balance the canopy with a crown lift garden side to 3m to clear the shed within the property boundary.
Reference Number: 24/00079/TPO
7. Site Address: Sir John Deanes College Monarch Drive Northwich CW9 8AF
Proposal: Application for change of use from indoor swimming pool F2(d) to provision of education F1(a) and installation of PV solar panels to east facing roof
Reference Number: 23/04022/FUL
8. Site Address: 151 Witton Street Northwich CW9 5EA
Proposal: Nomination by Friends of The Plaza (Northwich) to list The Plaza, Northwich as an Asset of Community Value - CV573069356
Reference Number: 24/00021/ACV

9. Site Address: Pipeline Between The Brine Purification Plant, Lostock Works, Griffiths Road and Land South of Fields Farm, Birches Lane, Lostock Gralam, Northwich
Proposal: Installation of a new Distiller Blow Off Pipeline System and associated development
Reference Number: 23/03965/FUL
10. Site Address: 31 High Street Northwich CW9 5BW
Proposal: Proposed installation of bird netting, push paddle door to the side alley and stairwell and bird points to the rear of the building, canopy and off-loading area
Reference Number: 23/04005/FUL
11. Site Address: 48 Western Way Northwich CW8 4YL
Proposal: Erection of a wooden gazebo in rear of garden (retrospective)
Reference Number: 23/03813/FUL
12. Site Address: Mayberry House Dobells Road Northwich CW9 8DT
Proposal: Single storey rear extension, loft conversion to include rooflights, alterations to windows and doors
Reference Number: 23/03997/FUL
13. Site Address: 277 Manchester Road Northwich CW9 7NE
Proposal: Proposed installation of a new shop front and associated internal alterations to support the Class Use of the premises.
Reference Number: 23/04000/FUL
14. Site Address: 27 Burnside Way Northwich CW8 4XR
Proposal: Proposed single storey side extension (timber framed fitness room)
Reference Number: 23/03960/FUL

Notification of Application under the Planning Acts

DATE: 12 February 2024

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	282 London Road Northwich CW9 8AJ
Proposal:	2x Semi mature Ash trees - Fell to ground level.
Reference Number:	24/00401/CAT
Case Officer:	Tree Team treeplanningapps@cheshirewestandchester.gov.uk
Ward:	Northwich Leftwich
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	4 March 2024 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

Bethan Armstrong (Principal Planning Officer) – bethan.armstrong@cheshirewestandchester.gov.uk
 Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk
 Catherine Reay (Principal Planning Officer) – catherine.reay@cheshirewestandchester.gov.uk

2. If you require paper copies of plans or other documentation, please submit all requests in writing as soon as possible to planning@cheshirewestandchester.gov.uk. Any such requests should provide precise details of the information required. If unsure, then please contact the case officer or named officers above to discuss.
3. We are required by law to allow 21 days for consultation. If you need longer, then please contact the case officer or named officer above as soon as possible to discuss.
4. Please note that under the Access to Information Act 1985 any comments you submit will be available for public inspection and may be copied on request.
5. In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for a

proposed householder development or minor commercial development, and that appeal then proceeds by way of the written representations procedure, any representations made to the Council about this application will be passed to the Secretary of State and there will be no opportunity to make further representations.

6. This notice has been served because to do so is required by one or more of the following: the Town and Country Planning (Development Management Procedure) Order 2015, Town and Country Planning (Listed Buildings and

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Requests for consultation

Letter Reference:	Co
DC/AO665/NG0ISATE0H400	Bic

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Consultee In Tray	Profile Details	Saved Searches	Notified Applications	Tracked Applications
In Tray	Active Consultations	Previous Consultations	Consultation Search	

System	Planning
Letter Reference <i>Planning searches only</i>	DC/AO665/NG0ISATE0H400
Consultee Name <i>Planning searches only</i>	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 12 February 2024

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	Highfield Place Northwich CW8 1EP
Proposal:	971 (Cherry) - Crown reduction by approximately 1-2m. 977 and 978 (2x Sycamore) - Crown reduction, to achieve minimum 1.5m clearance from the building.
Reference Number:	24/00158/CAT
Case Officer:	Tree Team treeplanningapps@cheshirewestandchester.gov.uk
Ward:	Northwich Winnington and Castle
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	4 March 2024 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

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Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 5 February 2024

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	52 Kingsley Drive Northwich CW9 8AZ
Proposal:	Birch Tree at front of the property - Complete felling and removal of 6-12 inches of root.
Reference Number:	24/00264/TPO
Case Officer:	Tree Team ENGCH@cheshirewestandchester.gov.uk
Ward:	Northwich Leftwich
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	26 February 2024 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

Bethan Armstrong (Principal Planning Officer) – bethan.armstrong@cheshirewestandchester.gov.uk
 Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk
 Catherine Reay (Principal Planning Officer) – catherine.reay@cheshirewestandchester.gov.uk

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3. We are required by law to allow 21 days for consultation. If you need longer, then please contact the case officer or named officer above as soon as possible to discuss.
4. Please note that under the Access to Information Act 1985 any comments you submit will be available for public inspection and may be copied on request.

5. In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for a proposed householder development or minor commercial development, and that appeal then proceeds by way of the written representations procedure, any representations made to the Council about this application will be passed to the Secretary of State and there will be no opportunity to make further representations.
6. This notice has been served because to do so is required by one or more of the following: the Town and Country Planning (Development Management Procedure) Order 2015, Town and Country Planning (Listed Buildings and

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Consultee Name <i>Planning searches only</i>	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 31 January 2024

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	Land At Navigation Road Northwich Cheshire CW8 1BE
Proposal:	Erection of 4 x terraced townhouses
Reference Number:	23/03897/FUL
Case Officer:	
Ward:	Northwich Winnington and Castle
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	21 February 2024 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

Bethan Armstrong (Principal Planning Officer) – bethan.armstrong@cheshirewestandchester.gov.uk
 Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk
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3. We are required by law to allow 21 days for consultation. If you need longer, then please contact the case officer or named officer above as soon as possible to discuss.
4. Please note that under the Access to Information Act 1985 any comments you submit will be available for public inspection and may be copied on request.
5. In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for a

proposed householder development or minor commercial development, and that appeal then proceeds by way of the written representations procedure, any representations made to the Council about this application will be passed to the Secretary of State and there will be no opportunity to make further representations.

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Consultee Name <i>Planning searches only</i>	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 24 January 2024

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire
Proposal:	16no. affordable new dwellings with associated access, boundary treatment and landscaping works.
Reference Number:	24/00024/FUL
Case Officer:	
Ward:	Northwich Leftwich
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	14 February 2024 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

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Consultee Name <i>Planning searches only</i>	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 18 January 2024

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	3 Tall Trees Close Northwich CW8 4YA
Proposal:	5x Sycamores - Reduction in height by around 2-3m to lateral growth points and pruning in of extremities to maintain a natural round shape to the canopy. Oak - Prune in of the overhang of Maple Grove to even out and balance the canopy with a crown lift garden side to 3m to clear the shed within the property boundary.
Reference Number:	24/00079/TPO
Case Officer:	Tree Team ENGCH@cheshirewestandchester.gov.uk
Ward:	Hartford And Greenbank
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	8 February 2024 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

Bethan Armstrong (Principal Planning Officer) – bethan.armstrong@cheshirewestandchester.gov.uk
 Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk
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System	Planning
Letter Reference Planning searches only	DC/AO665/NG0ISATE0H400
Consultee Name Planning searches only	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 17 January 2024

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	Sir John Deanes College Monarch Drive Northwich CW9 8AF
Proposal:	Application for change of use from indoor swimming pool F2(d) to provision of education F1(a) and installation of PV solar panels to east facing roof
Reference Number:	23/04022/FUL
Case Officer:	
Ward:	Northwich Leftwich
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	7 February 2024 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

Bethan Armstrong (Principal Planning Officer) – bethan.armstrong@cheshirewestandchester.gov.uk
 Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk
 Catherine Reay (Principal Planning Officer) – catherine.reay@cheshirewestandchester.gov.uk

2. If you require paper copies of plans or other documentation, please submit all requests in writing as soon as possible to planning@cheshirewestandchester.gov.uk. Any such requests should provide precise details of the information required. If unsure, then please contact the case officer or named officers above to discuss.
3. We are required by law to allow 21 days for consultation. If you need longer, then please contact the case officer or named officer above as soon as possible to discuss.
4. Please note that under the Access to Information Act 1985 any comments you submit will be available for public inspection and may be copied on request.

5. In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for a proposed householder development or minor commercial development, and that appeal then proceeds by way of the written representations procedure, any representations made to the Council about this application will be passed to the Secretary of State and there will be no opportunity to make further representations.
6. This notice has been served because to do so is required by one or more of the following: the Town and Country Planning (Development Management Procedure) Order 2015, Town and Country Planning (Listed Buildings and

Searching for consultations from your in-tray

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Requests for consultation

Letter Reference:	Co
DC/AO665/NG0ISATE0H400	Bic

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Consultee In Tray	Profile Details	Saved Searches	Notified Applications	Tracked Applications
In Tray	Active Consultations	Previous Consultations	Consultation Search	

System	Planning
Letter Reference <i>Planning searches only</i>	DC/AO665/NG0ISATE0H400
Consultee Name <i>Planning searches only</i>	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 15 January 2024

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	151 Witton Street Northwich CW9 5EA
Proposal:	Nomination by Friends of The Plaza (Northwich) to list The Plaza, Northwich as an Asset of Community Value - CV573069356
Reference Number:	24/00021/ACV
Case Officer:	Alison Armstrong acv@cheshirewestandchester.gov.uk
Ward:	Northwich Witton
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	5 February 2024 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

Bethan Armstrong (Principal Planning Officer) – bethan.armstrong@cheshirewestandchester.gov.uk
 Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk
 Catherine Reay (Principal Planning Officer) – catherine.reay@cheshirewestandchester.gov.uk

2. If you require paper copies of plans or other documentation, please submit all requests in writing as soon as possible to planning@cheshirewestandchester.gov.uk. Any such requests should provide precise details of the information required. If unsure, then please contact the case officer or named officers above to discuss.
3. We are required by law to allow 21 days for consultation. If you need longer, then please contact the case officer or named officer above as soon as possible to discuss.
4. Please note that under the Access to Information Act 1985 any comments you submit will be available for public inspection and may be copied on request.

5. In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for a proposed householder development or minor commercial development, and that appeal then proceeds by way of the written representations procedure, any representations made to the Council about this application will be passed to the Secretary of State and there will be no opportunity to make further representations.
6. This notice has been served because to do so is required by one or more of the following: the Town and Country Planning (Development Management Procedure) Order 2015, Town and Country Planning (Listed Buildings and

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Requests for consultation

Letter Reference:	Co
DC/AO665/NG0ISATE0H400	Bic

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In Tray	Active Consultations	Previous Consultations	Consultation Search	

System	Planning
Letter Reference <i>Planning searches only</i>	DC/AO665/NG0ISATE0H400
Consultee Name <i>Planning searches only</i>	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 11 January 2024

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	Pipeline Between The Brine Purification Plant, Lostock Works, Griffiths Road and Land South of Fields Farm, Birches Lane, Lostock Gralam, Northwich
Proposal:	Installation of a new Distiller Blow Off Pipeline System and associated development
Reference Number:	23/03965/FUL
Case Officer:	
Ward:	Shakerley
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	1 February 2024 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

- To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

Bethan Armstrong (Principal Planning Officer) – bethan.armstrong@cheshirewestandchester.gov.uk
Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk
Catherine Reay (Principal Planning Officer) – catherine.reay@cheshirewestandchester.gov.uk
- If you require paper copies of plans or other documentation, please submit all requests in writing as soon as possible to planning@cheshirewestandchester.gov.uk. Any such requests should provide precise details of the information required. If unsure, then please contact the case officer or named officers above to discuss.
- We are required by law to allow 21 days for consultation. If you need longer, then please contact the case officer or named officer above as soon as possible to discuss.
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6. This notice has been served because to do so is required by one or more of the following: the Town and Country Planning (Development Management Procedure) Order 2015, Town and Country Planning (Listed Buildings and

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System	Planning
Letter Reference <i>Planning searches only</i>	DC/AO665/NG0ISATE0H400
Consultee Name <i>Planning searches only</i>	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 11 January 2024

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	31 High Street Northwich CW9 5BW
Proposal:	Proposed installation of bird netting, push paddle door to the side alley and stairwell and bird points to the rear of the building, canopy and off-loading area.
Reference Number:	23/04005/FUL
Case Officer:	
Ward:	Northwich Witton
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	1 February 2024 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

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System	Planning
Letter Reference <i>Planning searches only</i>	DC/AO665/NG0ISATE0H400
Consultee Name <i>Planning searches only</i>	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 10 January 2024

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	48 Western Way Northwich CW8 4YL
Proposal:	Erection of a wooden gazebo in rear of garden (retrospective)
Reference Number:	23/03813/FUL
Case Officer:	
Ward:	Northwich Winnington and Castle
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	31 January 2024 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

Bethan Armstrong (Principal Planning Officer) – bethan.armstrong@cheshirewestandchester.gov.uk
 Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk
 Catherine Reay (Principal Planning Officer) – catherine.reay@cheshirewestandchester.gov.uk

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5. In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for a

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Requests for consultation

Letter Reference:	Co
DC/AO665/NG0ISATE0H400	Bic

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Consultee In Tray	Profile Details	Saved Searches	Notified Applications	Tracked Applications
In Tray	Active Consultations	Previous Consultations	Consultation Search	

System	Planning
Letter Reference <i>Planning searches only</i>	DC/AO665/NG0ISATE0H400
Consultee Name <i>Planning searches only</i>	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 10 January 2024

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	Mayberry House Dobells Road Northwich CW9 8DT
Proposal:	Single storey rear extension, loft conversion to include rooflights, alterations to windows and doors
Reference Number:	23/03997/FUL
Case Officer:	
Ward:	Northwich Leftwich
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	31 January 2024 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

Bethan Armstrong (Principal Planning Officer) – bethan.armstrong@cheshirewestandchester.gov.uk
 Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk
 Catherine Reay (Principal Planning Officer) – catherine.reay@cheshirewestandchester.gov.uk

2. If you require paper copies of plans or other documentation, please submit all requests in writing as soon as possible to planning@cheshirewestandchester.gov.uk. Any such requests should provide precise details of the information required. If unsure, then please contact the case officer or named officers above to discuss.
3. We are required by law to allow 21 days for consultation. If you need longer, then please contact the case officer or named officer above as soon as possible to discuss.
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Requests for consultation

Letter Reference:	Co
DC/AO665/NG0ISATE0H400	Bic

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Consultee In Tray	Profile Details	Saved Searches	Notified Applications	Tracked Applications
In Tray	Active Consultations	Previous Consultations	Consultation Search	

System	Planning
Letter Reference <i>Planning searches only</i>	DC/AO665/NG0ISATE0H400
Consultee Name <i>Planning searches only</i>	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 9 January 2024

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	277 Manchester Road Northwich CW9 7NE
Proposal:	Proposed installation of a new shop front and associated internal alterations to support the Class Use of the premises.
Reference Number:	23/04000/FUL
Case Officer:	
Ward:	Northwich Witton
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	30 January 2024 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

Bethan Armstrong (Principal Planning Officer) – bethan.armstrong@cheshirewestandchester.gov.uk
 Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk
 Catherine Reay (Principal Planning Officer) – catherine.reay@cheshirewestandchester.gov.uk

2. If you require paper copies of plans or other documentation, please submit all requests in writing as soon as possible to planning@cheshirewestandchester.gov.uk. Any such requests should provide precise details of the information required. If unsure, then please contact the case officer or named officers above to discuss.
3. We are required by law to allow 21 days for consultation. If you need longer, then please contact the case officer or named officer above as soon as possible to discuss.
4. Please note that under the Access to Information Act 1985 any comments you submit will be available for public inspection and may be copied on request.

5. In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for a proposed householder development or minor commercial development, and that appeal then proceeds by way of the written representations procedure, any representations made to the Council about this application will be passed to the Secretary of State and there will be no opportunity to make further representations.
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DC/AO665/NG0ISATE0H400	Bic

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Consultee In Tray	Profile Details	Saved Searches	Notified Applications	Tracked Applications
In Tray	Active Consultations	Previous Consultations	Consultation Search	

System	Planning
Letter Reference <i>Planning searches only</i>	DC/AO665/NG0ISATE0H400
Consultee Name <i>Planning searches only</i>	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 5 January 2024

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	27 Burnside Way Northwich CW8 4XR
Proposal:	Proposed single storey side extension (timber framed fitness room)
Reference Number:	23/03960/FUL
Case Officer:	
Ward:	Northwich Winnington and Castle
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	26 January 2024 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

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5. In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for a

proposed householder development or minor commercial development, and that appeal then proceeds by way of the written representations procedure, any representations made to the Council about this application will be passed to the Secretary of State and there will be no opportunity to make further representations.

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In Tray	Active Consultations	Previous Consultations	Consultation Search	

System	Planning
Letter Reference <i>Planning searches only</i>	DC/AO665/NG0ISATE0H400
Consultee Name <i>Planning searches only</i>	
Consultation Type	All
Comment Date:	to:
Search Reset	

BRIEFING NOTE



National Planning Policy Framework December 2023

Prepared by Andrea Pellegram

4 January 2024

The National Planning Policy Framework was updated and published on 19 December 2023. The revisions make significant changes to the previous version that will change how planning affects local councils. [National Planning Policy Framework \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

The Chief Planner issued a summary document highlighting the main changes and also set out actions that the Secretary of State would be undertaking in order to achieve systemic improvements in how the planning system works in England. This letter is copied below.

The key messages for local councils and neighbourhood planner are:

Speculative housing development

Where a local plan is less than 5 years old (from date of adoption), the provisions of para. 11.d no longer apply. Local planning authorities are no longer required to monitor housing land availability for plans less than 5 years old, removing the opportunity for developers to argue that a local plan is out of date on this measure in support of speculative development proposals.

- This only applies to applications that were submitted after 19 December 2023 when the new NPPF was published.
- If an adopted local plan is out of date but an emerging local plan is at Regulation 18 or 19 stage of consultation (containing a proposals map and proposed site allocations to meet housing requirements), only a 4 year housing land supply is required before para. 11d is engaged (the presumption in favour of sustainable development or also known as speculative housing development).
- Where the local plan is less than 5 years old, local planning authorities no longer need to prepare an annual land supply monitoring report.
- Where a local plan is more than 5 years old, and therefore out of date, local planning authorities must continue to prepare a monitoring report and where there has been

significant under-delivery of sites this should also include a buffer of 20% additional land.

Standard method for determining a housing requirement

The way that a housing requirement is calculated has changed and the standard method is now only an “advisory starting point”. There may be exceptional circumstances where the standard method result may be argued down. However, parish and town councils should consider this to be a finely argued point and should not assume that the standard method results for housing land requirements will not apply.

Neighbourhood plans that allocate land for housing

Made neighbourhood plans that allocate land for housing to meet their area’s identified requirement now enjoy a 5-year period where the presumption in favour of sustainable (speculative) development under para. 11d does not apply. This is a significant change from the the previous version (that there must be a 3-year housing land supply and 45% annual delivery target met). This is a strong incentive for neighbourhood plans to allocate sites to meet thier local housing requirement, particularly in areas where the local plan is out of date (older than 5 years and less than 5 years housing land supply).

Green Belt

In the preparation of local plans, the requirement for local authorities to consider releasing land from the Green Belt to meet housing requirements has been removed.

Letter from Chief Planner Joanna Avery

[Planning update letter 21 Dec 2023 \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)



Department for Levelling Up,
Housing & Communities

PLANNING NEWSLETTER

Policy and Delivery Updates

NPPF Update

DLUHC published an [updated National Planning Policy Framework \(NPPF\)](#) on 19 December 2023 following a consultation in December 2022, to which a [response](#) has now been published. The update, which is **effective immediately**, builds on the Levelling Up and Regeneration Act, which entered the statute book on 26 October.

A high-level description of the key changes is provided below, and was set out by the Levelling Up Secretary in his speech and accompanying WMS, but for the full detail and understanding of the policy please refer to the text of the NPPF itself.

In headline terms, the new NPPF:

- facilitates flexibility for local authorities in relation to **local housing need**, clarifying that the outcome of the standard method is an advisory starting point, noting any assessment will be subject to examination as usual;
- sets out that there is no requirement on a local authority to review or alter its **Green Belt** boundaries unless it chooses to do so;
- clarifies that there may be situations where **higher densities** would be wholly out of character with the existing urban area, and that this could be a strong reason why significantly uplifting densities would be inappropriate – applying where character is evidenced through a design code which is adopted or will be adopted as part of the local plan;
- removes the requirement for authorities to demonstrate a **five-year housing land supply** on an annual basis, where an up to date (less than five years old) local plan is in place that contained a deliverable five-year supply of land at its examination - creating a powerful incentive to get a local plan in place by granting additional protection from the presumption in favour of sustainable development, noting that this protection applies to applications made from the date of publication of the new NPPF;
- removes the 5% and 10% buffers that could be applied to five-year housing land supply, and maintains the 20% **buffer** only for those authorities that do not have an up-to-date plan in place and score below 85% on the Housing Delivery Test;
- increases the level of protection from the presumption afforded by **neighbourhood plans** from two to five years post adoption, provided they identify at least one housing site;
- gives additional support to the delivery of **self-build, custom-build and community-led housing** and encourages the delivery of **older people's housing**, including retirement housing, housing-with-care and care homes;



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- emphasises the **role of beauty and placemaking** in strategic policies;
- gives greater protection to **agricultural land** through additional reference to the need to address food production, maintaining the emphasis on best and most versatile (BMV) land; and
- provides greater support for **energy efficiency measures** through requiring decisions on planning applications to place significant weight on the need to support energy efficiency improvements to existing buildings.

Secretary of State announcements beyond NPPF update

Alongside the new NPPF, the Secretary of State set out his ambitions for planning performance, namely that planning decisions must be taken on time and should be robust in their reasoning, and all authorities must have an up-to-date local plan.

In order to support authorities in meeting those expectations, the Secretary of State made a number of announcements, grouped around four themes:

Greater transparency

- **Developing a new planning performance dashboard** that will provide greater transparency and accountability for local authority performance, including exposing performance absent Extension of Time agreements.
- **Reviewing the use of Extension of Time agreements in managing performance issues**, considering proposals to limit their use on minor and householder applications. DLUHC intend to consult on this in early 2024.

Additional financial support

- **Emphasising the increase in planning fees**, which have risen by 35% for major applications and 25% for other applications – and reminding local authorities that they must spend these fees on planning services, with an expectation of no decrease in authorities' spend on planning from their general fund.
- **Confirming the 180 successful local authorities for the first year of the £29 million [Planning Skills Delivery Fund](#) (PSDF)**. Local authorities were invited to apply for up to £100,000 to help clear backlogs of planning applications and to develop specialist skills and expertise in preparation for implementing the reforms in the Levelling Up and Regeneration Act. The 180 successful authorities will collectively receive £14.3 million from the fund. For the list of local authorities that received funding, see [here](#).
- **Updating on the establishment of the Planning Super Squad**, a new team of leading planners and specialists whose talents will be used to unblock major developments, with £13.5 million to fund their work.
- **[Allocating up-to £57 million to the eight successful bids in the first round of the Local Nutrient Mitigation Fund](#)**, and confirming that the second round will open for bids in January 2024.



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Faster processes

- **Establishing Accelerated Planning Services**, improving on the patchwork approach of Planning Performance Agreements by regularising arrangements so that they're offered across England, that clear milestones have to be agreed, that fees are set at an appropriate level, and that those fees have to be refunded where milestones are missed.
- **Reviewing Statutory Consultees**, which will scope and examine the operation of statutory consultees in the planning application process, in particular their role in providing advice to local planning authorities. This will not cover the role of statutory bodies in plan-making or the Nationally Significant Infrastructure Planning regimes.
- **Focusing on planning committee decisions**, with the Planning Inspectorate being asked to start reporting to the department about cases where a successful appeal is made against a planning committee decision, and the final decision is the same as the original officer's recommendation.

Direction action

- **Intervening in the seven local authorities** that have failed to get a local plan to examination since the 2004 Act, requiring a plan timetable within 12 weeks.
- **Designating** two local authorities in relation to quality of decision making.
- **Publishing the [results of the 2022 Housing Delivery Test](#)**, with 20 new authorities falling into the presumption in favour of sustainable development.
- **Reviewing the London Plan**, asking four specialists to identify where changes to policy could speed up the delivery of much needed homes in urban city sites in the heart of the Capital.



Wallerscote Limebeds Remediation, Re-Engineering, Restoration and Solar Park

Wallerscote, Northwich

Construction Traffic Management Plan

Prepared for



GREEN EARTH
DEVELOPMENTS GROUP

Infinis Solar Developments Limited and Green Earth Developments

November 2023
3196-01-CTMP-01a



Document Control

Revision	Date	Prepared By	Reviewed / Approved By
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APPENDICES

Appendix A – Drawing Number K0172/2/001 Rev 03

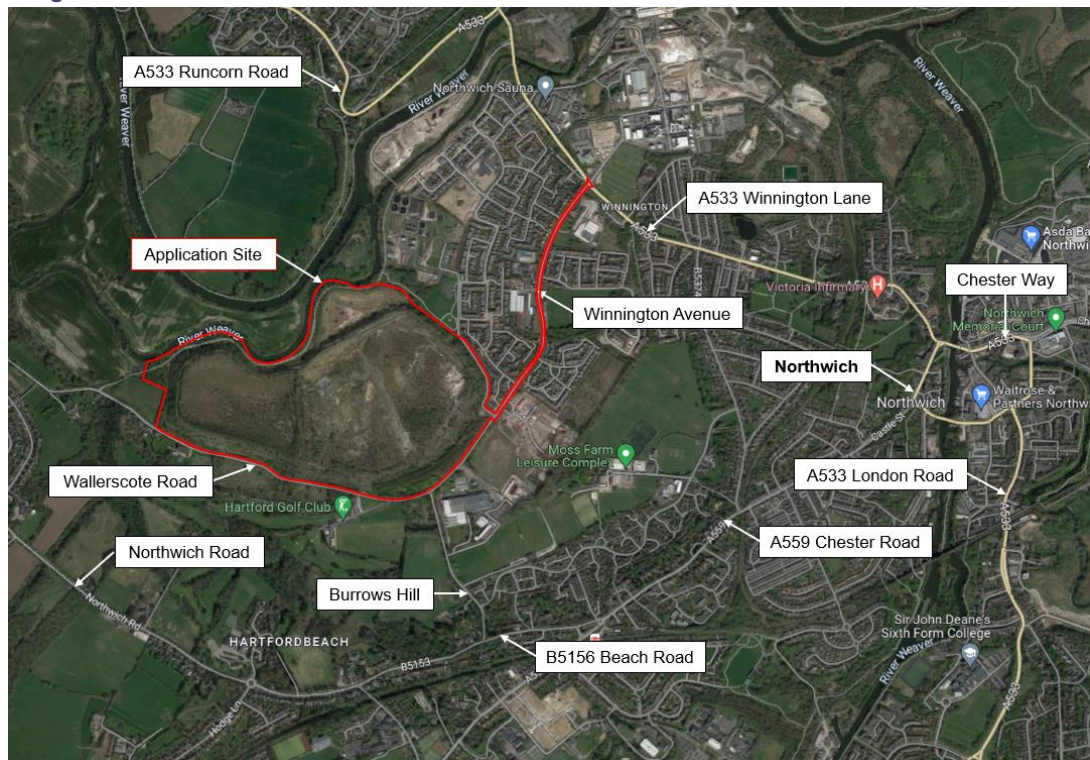


1.0 INTRODUCTION

1.1 Preamble

- 1.1.1 Axis has been appointed by a joint venture consortium made up of Infinis Solar Developments Limited (part of the Infinis Group) and Green Earth Developments (hereafter referred to as 'the applicant') to provide highway and transport advice in respect of a full planning application for the re-engineering, remediation, and restoration of the Wallerscote Limebeds, Wallerscote, Northwich ('the Site'), and the subsequent installation of a commercial scale photovoltaic (PV) solar array, battery storage facility, and associated development ('the Proposed Development').
- 1.1.2 The Site comprises a circa 56-hectare former lime waste disposal site which is located to the north of Winnington Avenue / Wallerscote Road, in Wallerscote, approximately 1.6 km to the west of Northwich Town Centre.
- 1.1.3 The Site location is illustrated **Image 1.1**.

Image 1.1 – Site Location



1.1.4 The Proposed Development comprises two key phases:

- i) The importation of approximately 1.38Mm³ of locally sourced non-hazardous construction, demolition and excavation material from building projects and / or transfer facilities to create a low permeable cover across the Wallerscote Limebeds, thereby allowing for the effective management of the Site, delivery of public realm improvements and maximisation of the ecological and biodiversity value of the Site; and
- ii) The result of the re-engineering of the surface of the Site would allow for the construction and operation of a PV solar array which would be capable of generating circa 22MW of electricity and include a 30MWh battery storage facility.

1.1.5 This Construction Traffic Management Plan (CTMP) has been prepared to set out how the vehicle movements during the remediation and reengineering of the Site ('the Site remediation phase') will be managed to ensure that the safe and efficient operation of the highway network will not be compromised.

1.1.6 This CTMP is a live document which will be updated and modified in accordance with new activities and/or conditions that may influence the management measures, and to allow eventual contractor flexibility. Nonetheless, the contents of the CTMP must be complied with and any departures or changes to the details in the document will be discussed and agreed with Cheshire West and Chester Council (CWACC), which is the relevant Local Planning Authority (LPA) and Local Highway Authority (LHA).

1.1.7 On the basis that the construction phase of the PV solar array and battery storage facility will not take place until 4-5 years after the commencement of the Site remediation phase, a separate CTMP will be prepared ahead of the commencement of this phase, whereupon the latest baseline conditions (including, for example, any highway improvement works etc. that are not known at the time of writing this CTMP) on the local highway network can be accounted for in the identification of appropriate measures / routing strategies etc.



1.2 Report Structure

1.2.1 The structure of this CTMP is as follows:

- i) Chapter 2 provides a review of the general construction Site operations, including the construction programme, Site working times and vehicle trip generation;
- ii) Chapter 3 provides a construction traffic management strategy, including construction traffic routing and management strategies; and
- iii) Chapter 4 specifies measures to be adopted to mitigate construction-related environmental impacts, including dust and noise.



2.0 CONSTRUCTION OVERVIEW

2.1 Construction Programme and Site Working Times

- 2.1.1 The Site remediation phase will take place between 4 and 5 years. The commencement of this phase would be dependent on the date that planning permission is secured, alongside other relevant permits and licences.
- 2.1.2 The operating hours for construction activities will be restricted, where possible, to the following times:
- i) Monday to Friday 07:30 – 17:00; and
 - ii) Saturday 07:30 – 13:00.
- 2.1.3 There would be no deliveries on Sundays or Bank Holidays or after 13:00 on a Saturday unless such work is associated with an emergency or with prior written consent of CWACC.

2.2 Forecast Construction Vehicle Trip Generation

- 2.2.1 One of the biggest impacts of any construction projects is the temporary increase in vehicular traffic. The following subsections set out the number of HGV and contractor vehicle movements that will be required access to the Site during the Site remediation phase of the Proposed Development, the associated routing strategy of these vehicles, and how they will be managed.

HGV Trip Generation

- 2.2.2 The vast majority of the vehicle trip generation will be associated the delivery of non-hazardous material to the Site. Specifically, a total of 1.38Mm³ (or 27.7 million tonnes) of soil will be required to be imported to the Site via tipper vehicles with 20T payloads.
- 2.2.3 Depending on the length of the Site remediation phase (i.e., 4 or 5 years), the following HGV trips are forecast to be generated during peak activities:
- i) 4-year scenario – 241 two-way HGV movements per day, or 1,327 two-way HGVs per week, on average. This equates to 25 two-way HGV trips per hour, or circa 1 two-way HGV trip every 3-minutes; or



- ii) 5-year scenario – 193 two-way HGV movements per day, or 1,062 two-way HGVs per week, on average. This equates to 20 two-way HGV trips per hour, or circa 1 two-way HGV trip every 3-minutes.
- 2.2.4 There is not anticipated to be a requirement for any abnormal indivisible loads (AILs) to access the Site during the development platform formation phase. However, if a requirement is established, then this would be subject to a separate consenting process outside of the application for planning permission, which the appointed contractor will go through with reference to the Government's portal (<https://www.gov.uk/esdal-and-abnormal-loads/notifying-the-authorities>) prior to carrying out any such AIL movements.

Staff Trip Generation

- 2.2.5 Due to the nature of construction works during the Site remediation phase, there will only be a requirement for up to around 7 contractors on Site per day. If all contractors arrived by private car, this would equate to 7 arrival trips and 7 departure trips (14 two-way trips in total).
- 2.2.6 All contractor trips are anticipated to arrive in the half hour period prior to construction activities commencing (i.e. between 07:00-07:30) and depart in the half hour period after the construction operating hours (i.e. between 17:00-17:30).



3.0 CONSTRUCTION TRAFFIC MANAGEMENT STRATEGY

3.1 Introduction

- 3.1.1 The illustrative compound layout and access arrangements are shown on Drawing Number K0172/2/001 Rev 03 in **Appendix A**, to the rear of this CTMP.

3.2 Vehicle Access Arrangements

- 3.2.1 Access to the Site will be achieved via the existing Site access at the south-eastern corner of the Site off an unnamed road which forms the minor arm of a ghost island right turn junction with Winnington Avenue. From here, access to the Site compound and weighbridge can be achieved.
- 3.2.2 The perimeter of the Site will be secured from the surrounding areas with secure fencing and the entrance would be secured by a gate and manned by the Site Manager. Both of these measures will ensure that full control and knowledge is maintained of all vehicles entering and leaving the Site.
- 3.2.3 Details on the protocols for managing deliveries are set out in **Section 3.5**.

3.3 Site Compound Area

- 3.3.1 The Site remediation area will accommodate the following:
- i) Contractor parking which would be sufficient to accommodate the demand during the Site remediation phase;
 - ii) Staff welfare portacabin, including a mess room, office and toilets;
 - iii) A surface mounted weighbridge and associated weighbridge office;
 - iv) A wheel wash facility;
 - v) Steel storage container;
 - vi) Lighting columns and CCTV;
 - vii) Power generator; and
 - viii) Storage area for plant and material.
- 3.3.2 The compound area will be secured by suitable fencing and gates to manage all vehicles accessing and leaving the Site.



3.4 HGV Construction Traffic Routes

- 3.4.1 As set out in Section 3.2, all traffic associated with each phase of the Proposed Development would access the Site to / from the existing Site access location, which is located at the south-eastern corner of the Site, off Winnington Avenue.
- 3.4.2 Due to the existing 7.5T weight restriction along Burrows Hill, Wallerscote Road and Winnington Avenue for a distance of approximately 14m to the east of its junction with Burrows Hill, all HGV traffic will be directed to route to / from the east of the Site along Winnington Avenue, towards to the A533 Winnington Lane.
- 3.4.3 In order to spread out the number of HGV trips, and dilute the associated traffic-related impacts across the local highway network, 50% of HGVs will be directed to the north along the A533 Winnington Lane, towards the A533 Runcorn Road and the A49.
- 3.4.4 The remaining 50% of HGVs would be directed to the south along the A533 Winnington Lane, through Northwich Town Centre and towards the A556. This route avoids the 7.5T weight restriction that exists along the A533, between the Victoria Infirmary and the Castle Street arm of the Northwich Gyratory, and thereby follows the signposted route to Northwich for goods vehicles.
- 3.4.5 The routes for construction related traffic are shown on **Image 3.1** and **Image 3.2**.



Image 3.1 – HGV Construction Traffic Routes, towards A49 Warrington Road

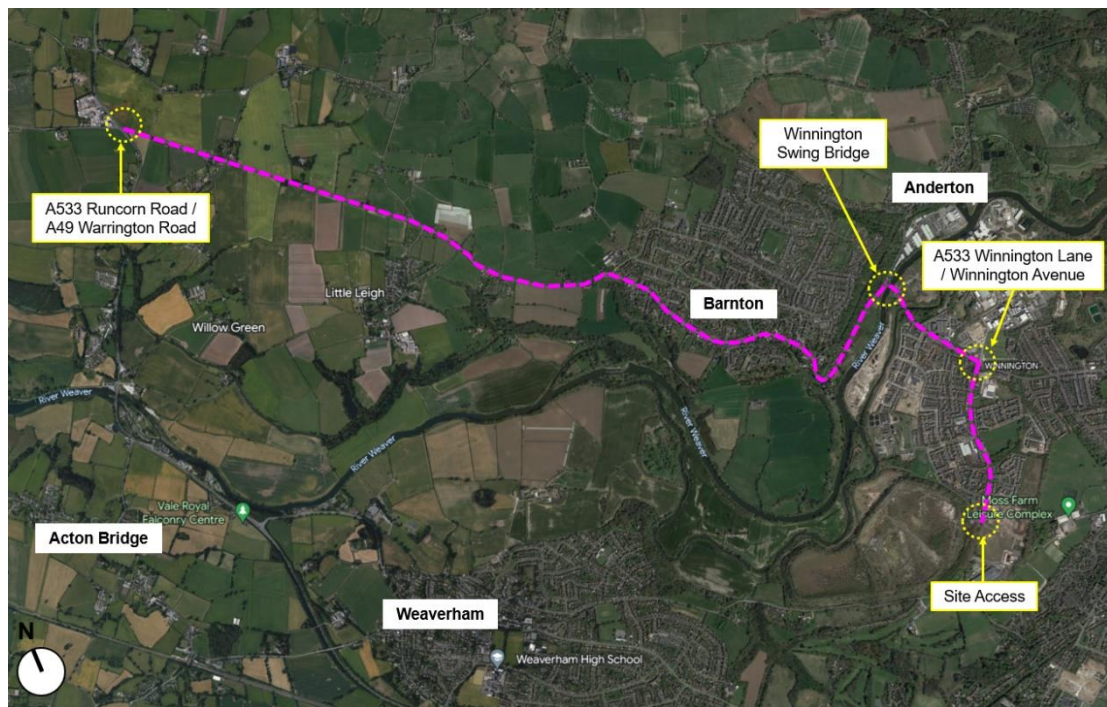
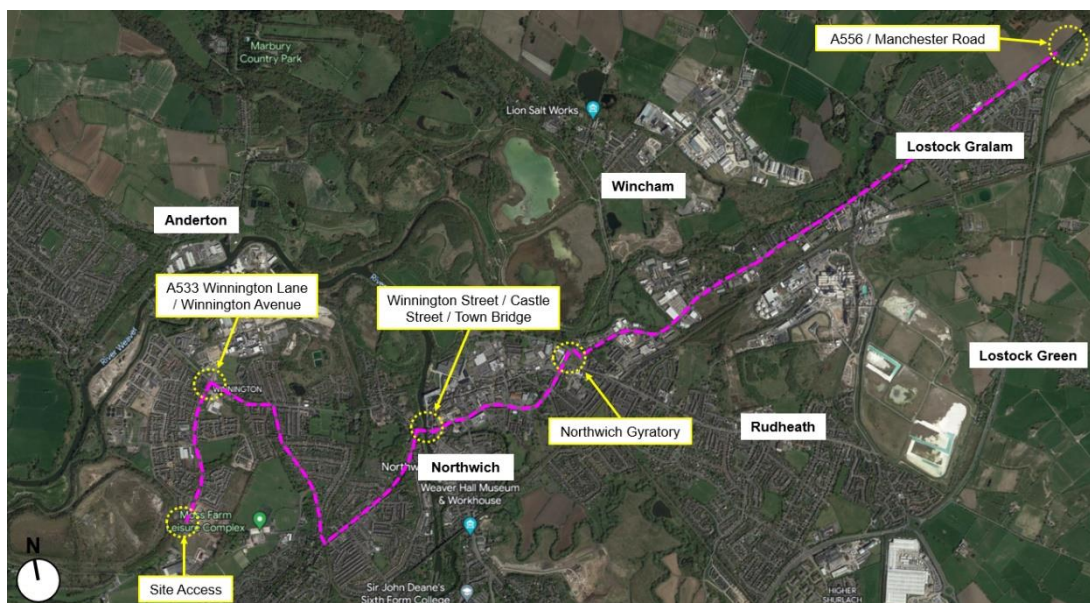


Image 3.2 – HGV Construction Traffic Routes, towards A556



- 3.4.6 The above HGV construction traffic routes have been discussed with the LHA at CWACC during pre-application discussions, where it was identified that the identified routes would be more preferable, compared to other potential route options, when having regard to local weight restrictions and other physical and environmental constraints on other parts of the local highway network.

3.5 Management of the HGV Construction Traffic Routes

3.5.1 In order to ensure that the routing of HGVs is complied with, a series of protocols will be adopted as follows:

- i) Each muck away contract will be subject to an individual contract, which will allow the contractor to communicate the HGV routing strategy;
- ii) Each delivery will be given an agreed time slot to access the Site to ensure that vehicles arrive consistently throughout the day. The Site Manager will be aware of the schedule of deliveries, which will also be tracked and managed by an electronic database, and the Site Manager will be responsible for marshalling all vehicle and arrival movements. In the event that delivery vehicles do not arrive within their allocated slot, then the Site Manager will arrange an alternative time slot with the supplier to ensure that such delivery vehicles do not arrive to the Site without notice;
- iii) Each vehicle delivering material will carry a waste transfer note which has a unique reference number, easily identifying the source, quality and quantity of the waste. This will allow the contractor to take enforcement action against any vehicle that is observed to deviate from the HGV routing strategy; and
- iv) Information signs will be erected at the Site which will include a telephone number for the public to report any concerns relating to the HGV routing and other matters. This telephone number will also be communicated to CWACC.
- v) A system of “three strikes and you are out” would be implemented between Site owner/operator and haulage contractors in order to discourage any breach in the agreement.



4.0 ENVIRONMENTAL MANAGEMENT

4.1 Wheel Washing Facilities

4.1.1 Wheel wash facilities will be provided at the Site exit to prevent contamination of surrounding roads. These facilities will remain in place from the start of the construction phase until the ground works are complete.

4.1.2 Any residual deposits of dust or dirt on the public highway will be removed regularly using road brushes and vacuum road sweepers.

4.2 Dust and Dirt Control

4.2.1 Dusty emissions escaping the Site remediation area may cause nuisance through, for example, surface soiling and loss of visibility due to deposition. Numerous construction activities have the potential to produce dust emissions, e.g. the excavation of foundations and the movement and placing of granular materials.

4.2.2 Since it is difficult to suppress dust once it is airborne, where possible measures will be implemented to prevent dust from being generated in the first place.

4.2.3 Measures that will be implemented to control dust emissions include:

- i) Wetting of construction material prior to processing (if appropriate);
- ii) Vehicles transporting materials capable of generating dust to and from Site will be suitably sheeted on each journey to prevent release of materials and particulate matter. The sheeting material will be maintained in good order, free from excessive rips and tears;
- iii) Where practicable, ready mixed materials (e.g. use of ready mixed concrete) will be used to replace those that would otherwise have the potential to produce dust;
- iv) Material stockpiles (e.g. granular materials, topsoil, excavated soils) will be minimized and positioned away from sensitive receptors where possible; and
- v) Regular monitoring of the road network in close proximity to the Site entrance / exit will be implemented to ensure appropriate additional measures are applied as required to minimise dust generation.



- 4.2.4 In dry weather, it is possible that the ground may dry out and then when traversed by plant and machinery may create nuisance dust which could drift out of the Site. Under these circumstances these areas will be dampened down so that any dust does not become a nuisance to the public.

4.3 Noise

- 4.3.1 The potential sources of noise from work undertaken in connection with the Site remediation phase are likely to include (but not be restricted to):

- i) Plant and machinery usage on-site; and
- ii) Vehicle deliveries.

- 4.3.2 Control measures to reduce the impact of noise will likely include (but not limited to):

- i) Use of a banksman to help guide deliveries into site or one-way system;
- ii) Advisory temporary signage on the highway for works in the area;
- iii) Restriction of construction hours to non-sensitive times of day would normally form part of the planning consent conditions;
- iv) Careful choice of piling rigs to minimise noise (e.g. hydraulic mini piling);
- v) Ensure deliveries follow agreed routes;
- vi) Provide sufficient parking areas so there is no parking on the highway or blocking access tracks;
- vii) Vehicles carrying loose material shall be sheeted;
- viii) The use of bowsers/sprays as necessary during dry conditions to prevent dust and the use of wheel cleaning facilities to prevent 'drag out' on the highway as required;
- ix) Secure the site to prevent unauthorised access;
- x) Regularly monitor the condition of the highway for 'drag out' or damage and rectify as required;
- xi) Turning engines off when not in use;
- xii) All mobile plant operating on-site should be designed such that reverse alarm use is minimised;
- xiii) Where practicable, the mobile plant should be fitted with broadband noise type alarms (i.e. non 'beeper' type);



- xiv) Ensure drivers are instructed to minimise engine revving and avoid un-necessary impact noise;
- xv) Ensure plant is regularly maintained and fitted with efficient exhaust silencers;
- xvi) Plant equipment should not have engine covers or hoods removed except for maintenance;
- xvii) A liaison group would be introduced for local residents to provide feedback and so that they can be informed of site progress and to be enable direct contact with site;
- xviii) Avoid un-necessary plant operation and revving of plant or vehicles; and
- xix) Locate plant away from nearest sensitive receptors or in locations which provide good screening in the direction of sensitive receptors.

4.4 Waste Management

- 4.4.1 All waste generated during the Site remediation phase will be tidied into skips/bins on a minimum daily basis, and special waste, for example, Control of Substances Hazardous to Health Regulations (COSHH) waste will be put into containers appropriate to its nature.
- 4.4.2 All statistics associated with waste generation and reprocessing will collated by the project management team on a monthly basis and stored in the Site's waste management file.

4.5 Monitoring

- 4.5.1 The main contractor shall be committed to managing the construction impact of the project works. The operation and performance of the CTMP will therefore be reviewed on a regular basis by the Site Manager and updated where necessary.
- 4.5.2 Recording of deliveries and operational construction HGV traffic movements will take place at the access to the Site - with information being held at the Site project offices.
- 4.5.3 The Site Security team will conduct daily site inspections and ensure that staff parking is limited to the designated areas.
- 4.5.4 The applicant and appointed contractor will undertake regular dialogue with local community stakeholders to ensure that any recorded construction traffic



management issues raised will be considered and, where practical acted upon, with feedback provided through Site Community Liaison contacts.

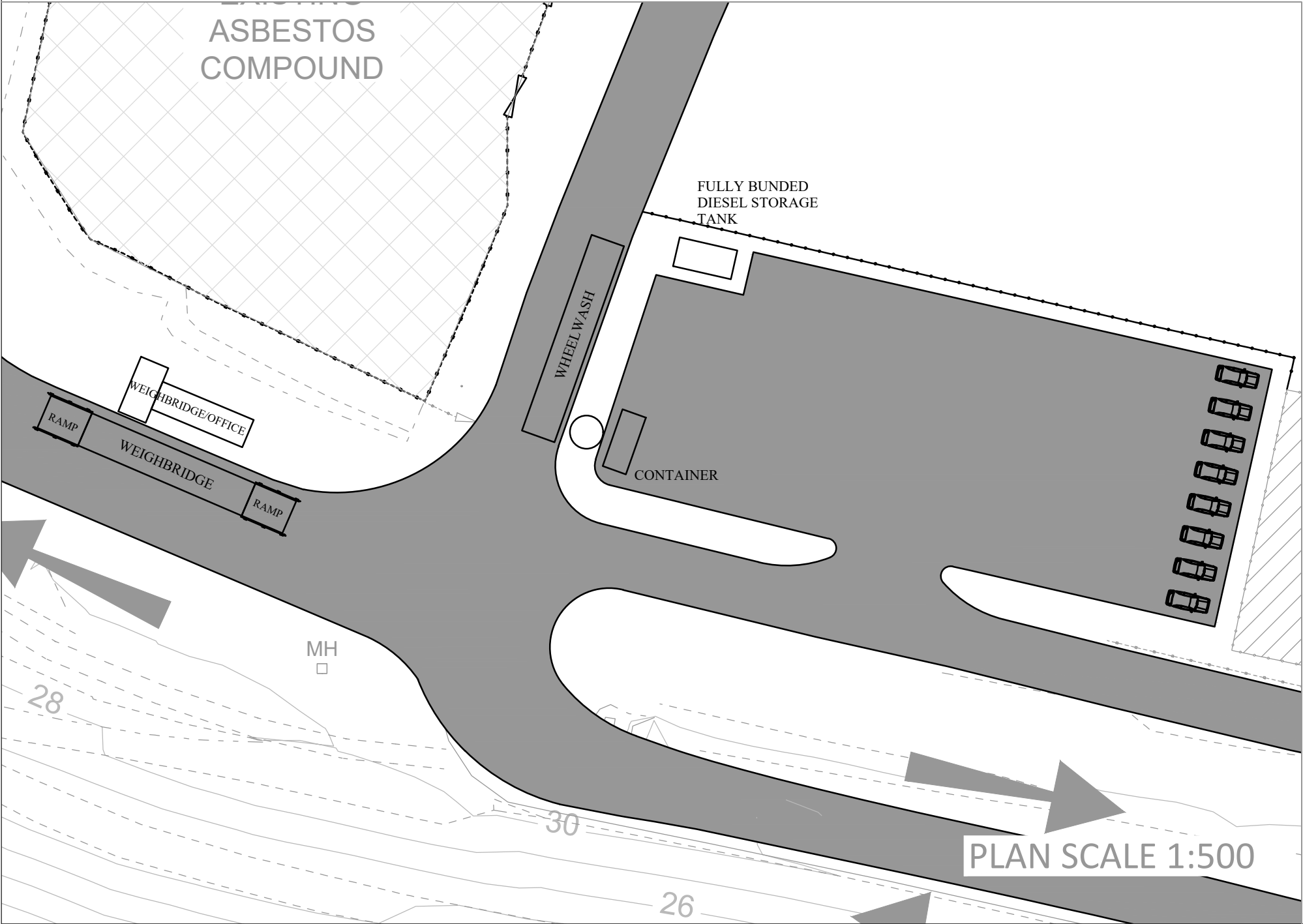
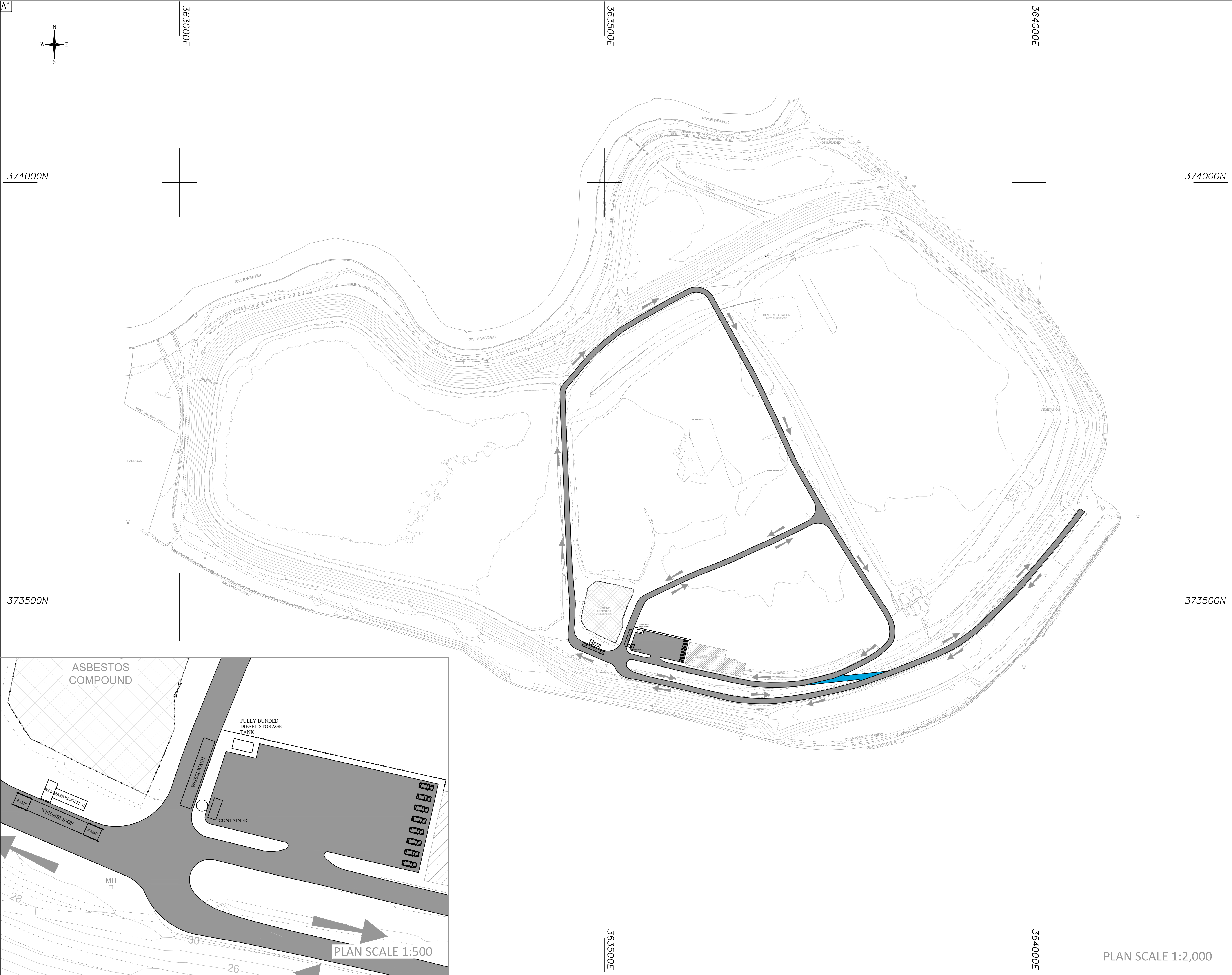
- 4.5.5 The condition of road will be checked by Site HSE Team as part of regular inspections, Site Security and Site Management to ensure no mud or dust is being entrained on the road.



Appendix A – Drawing Number K0172/2/001

Rev 03





GENERAL NOTES

1. SURVEY INFORMATION SUPPLIED BY CLIENT
2. DO NOT SCALE
3. ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM
4. ANY ANOMALIES ON THIS DRAWING ARE TO BE BROUGHT TO THE ATTENTION OF BYRNE LOOBY LTD

LEGEND

15.0
14.0 EXISTING GROUND CONTOURS

HGV ACCESS ROADS

NON-HGV ACCESS ROADS

HGV DIRECTIONAL TRAFFIC ROUTES

Rev	Date	Description	By	Chk	App
BYRNELOOBY WWW.BYRNELOOBY.COM IRELAND UK UAE BAHRAIN KSA					
CLIENT					
GREEN EARTH DEVELOPMENTS GROUP & INFINIS SOLAR DEVELOPMENTS LIMITED					
PROJECT					
WALLERSCOTE LIMEBEDS REMEDIATION RE-ENGINEERING, RESTORATION AND SOLAR PARK					
DRAWING TITLE					
PROPOSED DEVELOPMENT COMPOUND LAYOUT & ACCESS					
STATUS					
FOR REVIEW					
Date: 28/03/23		Scale: AS SHOWN	Drawn: PP	Chk: GH	App: JM
Project No: K0172		Drg. No: K0172/2/001		Rev: 00	

Our Ref: 3196-01/DA

21 December 2023

FAO Hazel Honeysett
Cheshire West and Chester Council
Development Management ,
Cheshire West and Chester Council,
The Portal, Wellington Road,
Ellesmere Port,
CH65 0BA

Dear Ms Honeysett

PLANNING APPLICATION 23/02766/FUL FOR RE-ENGINEERING, REMEDIATION (THROUGH THE CREATION OF A DEVELOPMENT PLATFORM), RESTORATION, AND SUBSEQUENT INSTALLATION OF A COMMERCIAL SCALE PHOTOVOLTAIC SOLAR PARK INCLUDING A BATTERY ENERGY STORAGE SYSTEM (BESS) AND OTHER ASSOCIATED DEVELOPMENT AT WALLERSCOTE LIMBEDS, OFF WINNINGTON AVENUE, NORTHWICH.

I write with regard to the above application submitted to Cheshire West and Chester Council (CWACC) for planning permission (reference 23/02766/FUL) which was validated on 1st September 2023. The application is supported by a comprehensive suite of technical assessments and is accompanied by an Environmental Impact Assessment (EIA) produced in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

This correspondence is provided to clarify several points raised as part of the statutory consultation process where the comments raised are either incorrect or require clarification. Failure to respond to other matters raised should not be taken to mean that we agree with the comments made. The clarifications are made in respect of both consultation responses and community representations submitted to CWACC.

Heavy Goods Vehicle (HGV) Routing

Several representations have referred to a weight restriction of 7.5 tonnes that is in place along Winnington Lane (A533) between the Victoria Infirmary north of Verdin Park and the junction of Castle Street and Watling Street (the Northwich Gyratory). The Transport Assessment prepared and submitted in support of the application was undertaken in accordance with the advice provided by representatives of the Local Highways Authority during the pre-application process.

The traffic generating potential associated with the Proposed Development has been calculated using a first principles approach in accordance with the agreed methodology. The Assessment considered the impact on two primary junctions (Winnington Lane / Runcorn Road swing bridge; and the Winnington Lane/Winnington Avenue crossroads). The modelled junctions are not directly or indirectly affected by the weight restriction and therefore the Transport Assessment as submitted is accurate and robust.

A Draft Construction Traffic Management Plan (CTMP) was also submitted to accompany the application (Appendix 8.2). The CTMP was prepared to set out how vehicle movements during the site remediation phase would be managed to ensure that safe and efficient operation of the highway would not be compromised. It was envisaged that should planning permission be granted then a

condition would be imposed on any Decision Notice that required a final CTMP to be submitted and approved.

The Draft CTMP incorporated a drawing (Image 3.2) that illustrates the proposed HGV Construction Route towards the A556. The image incorrectly illustrates the routing as incorporating the weight restricted element of the highway. In reality traffic would be directed south along Moss Lane and then east along Castle Drive in order to join back up to the Northwich Gyratory. To address this, we enclose a revised Draft CTMP with a new Image 3.2 included. To confirm, the Transport Assessment itself, and the conclusions arising from it, remain unaffected and do not require updating.

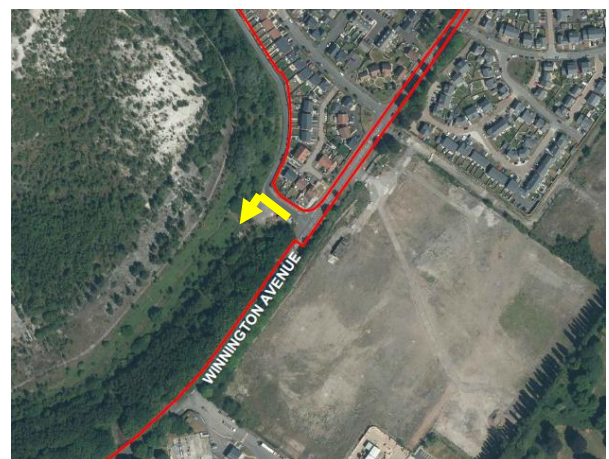
Ecology and Biodiversity (Point raised by the Canal and River Trust)

The Canal and River Trust consultation response raises a number of points on several different topics. With regard to riverside foraging habitat for bats, and European eel population within the River Weaver and Weaver Navigation. The Ecologist who prepared the Ecological Impact Assessment (EclA) in support of the planning application (Avian Ecology) has considered the points raised and provides the following clarifications:

- i. Regarding bats, no works are proposed alongside the river corridor and no new lighting is proposed, therefore bat movement corridors will be unaffected by the Proposed Development.
- ii. With regards to fish and eels, the scheme will lead to an improvement of water quality in the River Weaver, albeit it moderate. Construction related pollution events will be avoided through the implementation of a Construction Environmental Management Plan. Subsequently, and in addition to the lack of direct works on the riverbanks, the Proposed Development is not anticipated to have any negative impact on these species and is likely to lead to minor benefits in terms of water quality.

Site Access

Northwich Town Council has raised comments regarding the proposed access to the Site which we believe would benefit from clarification. To confirm, the application proposes a single access to and from the Site which would be used during both the creation of the development platform and the operation of the solar park and BESS facility. The proposed access would be located at the existing site access at the southeastern corner of the Site, as indicated by the yellow arrow on the image below (based on the Location Plan Drawing 3196-01-02). No alternative accesses are proposed as part of the Proposed Development.



Network Rail Response

Network Rail submitted what they describe as their 'initial comments' by email to CWACC on 19th September 2023. The comments raised by Network Rail suggest assets under their ownership exists within or adjacent to the application Site. Whilst a short stretch of abandoned industrial rail track is located within the application Site which was historically used to transport lime waste material from the industrial works at Wallerscote to the Lagoons, there are no operational railway lines within, adjacent or in close proximity to the application Site.

The nearest railway line is the Mid-Cheshire Line located 620m to the south of the Site. We welcome any further comments or clarifications on this matter from Network Rail.

Noise Assessment (Point Raised by the Canal and River Trust)

The Canal and River Trust has stated that the noise assessment submitted in support of the application fails to include monitoring points to the northwest of the application Site to represent users of the Weaver Navigation, as recreational receptors, including moorings. The noise assessment was prepared and undertaken in consultation with the Council Environmental Health Officer (EHO), and the locations used for baseline monitoring were agreed with the Council prior to preparing the Environmental Impact Assessment submitted to accompany the application.

The use of existing moorings along the Weaver Navigation as a baseline receptor for assessment purposes was not identified by the EHO, and it is unclear as to the location of the moorings referred to by the Canal and River Trust. Nonetheless, following review of the daytime and nighttime noise contour plots (Appendix 6.6) it is clear that these show low predicted noise levels along both the Weaver and Weaver Navigation. Consequently, from these the EHO can clearly see that there would be no unacceptable levels of noise or nuisance.

Permeability Specification and PRA etc.

Clarification has been requested by the Canal and River Trust as to the specification required for the capping material to be used to restore the Site. This is not necessarily an issue of direct responsibility for the Canal and River Trust, and therefore something that they should be necessarily requesting. Nonetheless you are aware that the application for planning permission is being determined in parallel with a Permit Variation to the Environment Agency. Consequently, this does mean that the Planning Authority should now be able to progress to determination of the planning application confident that regulation and enforcement of the suitability of the material to be used to restore the Site (the waste acceptance criteria) is met through the parallel regulatory process. As agreed, we have attached the Permit Variation Document for your information.

The Contaminated Land Officer has identified a need for a Preliminary Risk Assessment (PRA) in support of the application. As discussed at our meeting, unlike a proposed development located on unregulated contaminated land, in this instance the site represents a licenced landfill facility that is subject to the control and regulation required for an Environmental Permit issued by the Environment Agency. The planning application is running parallel to the submission of a Permit Variation Application, and consequently the information provided thus far in support of the application, in conjunction with the Permit Variation Submission Documents attached to this letter, represent greater risk assessment control that would be provided by a PRA. As you are only too aware, the National Planning Policy Framework (NPPF) states (paragraph 194) that the focus of planning decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. We trust therefore that the information submitted negates the need for further unnecessary documents to be produced. This is reaffirmed by the National Planning Policy for Waste which states (paragraph 7) that when determining planning application, authorities should concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced.

Glint and Glare (Point Raised by the Canal and River Trust)

The Canal and River Trust has stated that there is no standardised methodology for assessing the impact of glint and glare. The Trust seeks reassurance that the appropriate consideration has been given to the amenity and users of the canal with regard to the potential glint and glare. The applicant

responds as follows. The Canal and River Trust assets are located to the north of the Site and consequently north of the proposed solar array. Glint and Glare can occur when sunlight is reflected back off shiny or transparent components. The sun will also occupy an arc from east (rising) through south to west (setting), and consequently reflections will occur south of the development. In this instance the risk of glint and glare arising at receptors along the Trusts assets is therefore non-existent.

Local and Wider Benefits of the Proposed Development

The need and benefits that arise as a result of the Proposed Development are set out within the Planning Design and Access Statement submitted with the planning application. A number of the representations received do not appear to recognise or acknowledge these factors which benefit not only the wider environment, but importantly the local community, economy, and immediate environment.

To assist, the main benefits associated with the Proposed Development are summarised below:

- i. The Project will help the UK meet its statutory climate change and renewable energy obligations by bringing forward a commercial scale solar park on previously developed land. This reduces the need for Best and Most Versatile arable or greenfield land to be used to accommodate the renewable energy we need to address the energy and climate emergencies;
- ii. The Development will help CWACC close the deficit gap between electricity generation generally and that from renewable low carbon sources at a time when the Authority has declared a climate emergency, and is looking to the private sector to deliver the energy revolution that will help the borough achieve a net-zero carbon balance;
- iii. It will help to balance the grid network during periods when traditional renewable sources are unable to generate power by providing fast-reacting battery storage capacity;
- iv. It will help increase economic security and place less reliance on foreign states for our energy needs at a time when there is volatility in traditional fossil fuel economies;
- v. It will materially reduce the creation of unmanaged surface water that infiltrates through the Site and results in a consequential build-up of leachate within the historical waste mass that forms within the body of the lagoons. This leachate can filter through the site perimeter banks into the local environment damaging the habitat and species with the River Weaver and the wider ecosystem;
- vi. The design and implementation of an impermeable development platform and managed drainage system will prevent the ingress of water into the waste mass, and will consequently reduce the potential for site slippage and geotechnical instability;
- vii. The bespoke surface water management design will allow for the discharge of water at acceptable and managed rates. This will reduce the likelihood of flooding on and off site during peak storm events;
- viii. The delivery of guaranteed energy will help iron out price fluctuations by having a reliable and dispatchable supply of domestic renewable power, and consequently help combat fuel poverty and the wider cost of living crisis;
- ix. The development will provide an opportunity for local industry to invest in growth allowing them to protect against fluctuations in energy costs, and thereby predicting future expenditure;
- x. It will help to decarbonise the chemical industrial sector by providing direct power in an efficient, economic, and environmentally preferential way;
- xi. It will help to preserve high value ecological habitat across the Site that would otherwise be lost due to over colonisation of invasive species on an unmanaged site;
- xii. It provides the opportunity for a managed, protected long-term structure and amenity landscaping scheme for the Site;
- xiii. It provides the opportunity to set up a formalised and regular community liaison group through which direct localised benefits can be delivered; and

- xiv. It provides the opportunity to deliver social improvements by establishing safe and engaging public footpaths.

I trust that the above and attached information is of assistance. Please do not hesitate to contact me should you wish to discuss any points raised.

Yours sincerely

David Adams

Director on behalf of Axis

Enc. Permit Variation Submission
Updated CEMP

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Wallerscote Limebeds

Waste Acceptance Procedures

Wallerscote Solar Developments Limited

Report No. K0403-BLP-R-ENV-00005

18 September 2023

Revision 01

Document Control

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Disclaimer: Please note that this report is based on specific information, instructions, and information from our Client and should not be relied upon by third parties.					

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1 Introduction

1.1 Report Objectives

This Waste Acceptance Procedures (WAP) report has been produced to support a bespoke permit variation application by Wallerscote Solar Developments (the Operator) for a recovery activity at Wallerscote Limebeds (the Site). This restoration scheme will submit both a planning application and a permit variation application at the same time (“twin tracked”).

Reference has been made to Environment Agency (Agency) documents:

- Web-Based Guidance: Waste recovery plans and deposit for recovery permits. Published April 2021; and
- Web-Based Guidance: Waste acceptance procedures for deposit for recovery. Published April 2021.

The proposed wastes for use in the scheme are listed in the Waste Recovery Plan (K0403-BLP-R-ENV-00005).

The proposed volume of material estimated for the recovery operation was 1,384,000m³ of imported non-hazardous fill over an area of 30.6 Hectares (Ha).

The WAP details the restoration aspect of the operation and define the Waste Acceptance Criteria (WAC) for the waste recovery operation. The WAP supports the variation application to undertake a waste recovery activity in order to cap the existing waste deposits present at Wallerscote Limebeds.

1.2 Site Restoration and Landscaping Scheme

The proposed scheme of restoration will be largely based on that shown on drawing 3196-01-03 Masterplan and comprises a variety of habitats including calcareous grassland, open mosaic grassland and deciduous woodland. The proposed restoration soils would originate from construction, demolition, and excavation works and be used to reprofile the site. The final restoration surface layer may utilise on-site material excavated from Bed 1C to replicate the calcareous grassland habitat. Prior to the use of this material an amended restoration plan will be provided to the Agency for approval which will include updates as necessary to the amenity, surface water, groundwater, and stability risk assessments.

1.3 Restoration Contours

The proposed scheme allows for the restoration of the site in accordance with the proposed contours depicted on drawing K0172/1/001 and K0172/1/002. The contours allow for long-term surface water management control.

1.4 Waste Types for Restoration

The site's restoration will be achieved using appropriate waste materials under activities R5(recycling or reclamation of other inorganic materials).

The proposed waste types accepted at the site to form the cap of the existing waste deposits are presented in Table 1 below for ease of reference.

Table 1 Proposed Waste for Use in Recovery

01 Waste Resulting from exploration, mining, quarrying and physical and chemical treatment of minerals	
01 01 02	Wastes from mineral nonmetalliferous excavation
01 04 08	Waste gravel and crushed rocks other than those mentioned in 01 04 06
01 04 09	Waste sand and clays
10 wastes from thermal processes	
10 12 08	Waste ceramics, bricks, tiles and construction products (after thermal processing)
10 13 14	Waste concrete
17 Construction and demolition wastes	
17 01 01	Concrete
17 01 02	Bricks
17 01 03	Tiles and ceramics
17 01 07	Mixture of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06
17 05 04	Soil and stones other than those mentioned in 17 05 03 (not including topsoil and peat)
19 Wastes from waste management facilities	
19 12 09	Minerals (for example sand, stones) only
19 05 03	Off-specification compost (for final restoration surface only where vegetation is to be established)
20 Municipal wastes (household waste and similar commercial, industrial and institutional wastes) including separately collected fractions	
20 02 02	Soil and Stones

1.5 Waste Quantity

The proposed volume of material to be utilised in the recovery activity is 1,384,000m³ or 2,076,000 tonnes.

2 Waste Acceptance

2.1 Structured Characterisation

Waste acceptance will be a structured hierarchy with appropriate points of control for the identification and validation of suitable wastes for recovery at the Site. The waste acceptance procedures will be an integral part of the site Environmental Management Systems (EMS) and can be summarised as follows:

- Level 1. Basic characterisation through pre-submission of an appropriate waste classification (EWC codes, Site investigations etc.);
- Level 2. Compliance testing;
- Level 3. On-Site verification through retrospective analysis of samples taken from deposited materials.

Each stage in the proposed waste acceptance scheme is detailed further below.

2.2 Level 1: Waste Characterisation

The EWC code of wastes will be checked against any relevant available information provided directly to the Operator from the supplier e.g. waste description and source of excavated waste to confirm the waste coding is correct, it can be accepted under the permit and it is suitable for the proposed activity. Tables presented in Section 1 above detail the list of wastes accepted at the site.

All wastes accepted will be characterised and agreed as acceptable before being brought to the Site as part of the pre-acceptance procedures.

The waste enquiry procedure requires the following information, where available and applicable, to be gathered prior to waste acceptance:

- full address where the waste was produced;
- the identity of the producer;
- the source and origin of the waste (e.g. site investigation reports, borehole logs);
- information on the waste production process;
- details of any treatment used to remove unsuitable waste
- the Standard Industry Classification (SIC) code for the process that produced the waste – include a description and the characteristics of raw materials and products;
- previous use of any site generating excavation or demolition waste;

- testing data on the composition of the waste and its leaching behaviour (testing data must be available for review when the wastes are not from a single source; or are not well characterised and described or carry risk of contamination (e.g., from a site that has previously been developed);
- a description of the appearance of the waste – including smell, colour, and physical form;
- volume/mass of the material; and
- the EWC (European Waste Catalogue) code.

In the case of suspicion of contamination (either from visual inspection or from the knowledge of the origin of the waste) the waste will be tested (or refused acceptance on site). If waste acceptance testing is required, the appropriate data will be requested and will be reviewed.

If the composition of an imported material subsequently changes, importation will stop, and additional / new information will be requested to carry out a basic waste characterisation again. If the basic waste characterisation shows that the material is not acceptable for import to the site, the customer will be informed, and the material will not be accepted. Records will be kept of basic characterisation assessment in accordance with the Site's Environmental Management System (EMS).

Only non-hazardous wastes / soil are proposed to be imported to the site. Simple risk assessments, commensurate to the scale of the activity shows that the non-hazardous¹ criteria is suitable for the limiting the quality of the imported soils.

If testing of the waste is required under Level 1 characterisation, then screening limits will be applied as outlined in Section 3 below. The screening limits for the Recovery Activity reflect the values to demonstrate that soils are a not hazardous limit and suitable for use. Screening limits for the Restoration Activity are based on the landscaping end use as defined by previously approved drawings.

2.3 Level 2: Compliance Testing

All wastes imported will be weighed at the onsite weighbridge. All paperwork associated with the imported wastes will be checked at the weighbridge, no waste will be accepted unless subject to the pre-acceptance requirements above.

Waste sampling and testing may be carried out by the waste producer and / or the Operator.

The level 2 compliance testing will be carried out in accordance with the requirements of Agency Guidance Waste acceptance procedures for waste recovery on land which states:

¹ Non-hazardous as defined in The Hazardous Waste (England and Wales) Regulations 2005 (as amended) and in the associated current guidance e.g. WM3.

“You must test the waste you’re using in your recovery activity to confirm it matches the description provided by the waste producer. This is particularly important if you’re using non-inert waste, or if you think the waste may be contaminated.

You should do this between 1 and 3 times a year for each waste stream, depending on your knowledge of the waste, its variability and your risk assessment.”

The Operator will undertake compliance testing of each waste type to confirm the waste matches the description provided by the waste producer.

This will comprise total concentration to a targeted suite at least once a year as identified from the basic characterisation.

2.4 Level 3: On Site Verification

Waste acceptance procedures will include assessment of the documentation accompanying the load e.g. the Carriers Certificate of Registration and Duty of Care Waste Transfer Note. The information to be recorded in respect of each load may include:

- Waste/material Type & EWC Code;
- Date;
- Time;
- Customer Name;
- Vehicle Registration Number and Type;
- Ticket Number; and
- Carriers Certificate of Registration.

Each load arriving at the site will be subject to a Level 3 Verification. This constitutes, where appropriate, two visual inspections, one by site office personnel prior to deposit of the waste and one by the operative at the place of deposit. Given that loads may arrive at the site in wagons with sheeted bodies, an inspection at the weighbridge may be impractical. In such instances, verification of the load at the point of receipt will be limited to checking the accompanying Duty of Care documentation, with a visual inspection being carried out by the operative at the place of deposit.

If the waste is non-compliant the load will be rejected in accordance with the rejection procedures below. All incoming materials will be handled in accordance with the Site’s management system.

2.4.1 Rejection Procedure

The rejection procedure covers the system for controlling all actions involved with the rejection of a load or part load of waste, which has been determined by inspection to be unsuitable for

recovery at the Site. The procedure outlines what is to be done with wastes which have been rejected either at the primary waste reception area or at the recovery working area.

Discrepancies found as a result of the above procedures will result in the load being rejected from the site. The driver will be asked to leave the site and the supplier will be notified. If the load has already been tipped, the load will be segregated, and the supplier asked to return to site to collect and remove.

Loads which are found to be potentially unsuitable after deposit will be referred to the site manager for action. This could include rejection of further loads from the source, isolation and removal of the waste materials and restrictions on futures waste inputs from the producer.

In each instance, the Technically Competent Manager or nominated deputy will issue a Load Rejection Form to the waste producer or carrier.

Any waste identified as being unsuitable for recovery at the Site will be rejected. A record will be kept of the following:

- Date and time;
- Person rejecting waste;
- Haulier /customer name and address including carrier number;
- Vehicle registration number;
- Producer name and address;
- EWC number;
- Nature and quantity of waste load;
- Transfer note number; and
- Waste description.

The event will be recorded in accordance with the Site's management system.

2.5 Site Records

All records will be maintained and kept on file until the permit is surrendered. Records can be made available to the Agency for inspection if required.

2.6 Operational Practice

2.6.1 Personnel

The operation will be staffed as a minimum by the following personnel:

- Site Business Manager
- Weighbridge Operator
- Machine Operator

Should additional personnel be required by site operations, this resource will be brought in on a reasonably practicable timescale.

2.6.2 Resources

The operation shall require the following resources, in addition to the staffing and material resource as listed above:

- Plant
- Tractor and Water Bowser for dust suppression activities
- Wheel wash facilities

2.6.3 Delivery

Prior to arrival at the site all waste material will be assessed and approved to ensure it is suitable for receipt, is a listed waste type for restoration and meets the relevant acceptance criteria. Once approved, the waste must be booked into the site, giving at least 24 hrs notice.

Importation of recovery wastes to Wallerscote Limebeds will only be carried out by a registered waste carrier, under relevant Duty of Care. On arrival at the weighbridge, the load will be checked and visually inspected for conformance. All incoming loads must be sheeted.

Waste materials will either be direct placed or stored in temporary stockpiles for placement at a later date as required.

2.6.4 Storage

The designated Restoration area will be divided into suitable working phases and the creation of any temporary stockpiles will, where practicable, be adjacent to the phase for which the soils are to be used for restoration.

The capping materials will be tipped in appropriate designated stockpiles. Soil stockpiles will be placed at appropriate locations preferably near to the area being restored.

2.6.5 Quarantine

The site manager will designate a quarantine area for each phase of the restoration work to temporarily isolate any materials deemed unsuitable for use prior to removal off site.

2.6.6 Application

Imported recovery and restoration materials will be placed in accordance with the design and restoration contours already approved. All waste will be accepted in accordance with the legal obligations imposed by the extant permit and the Duty of Care and the Operators Management System.

3 Acceptance Criteria and Screening Limits

The variation application will permit the Operator to import the necessary material in order to cap the site and reduce surface water infiltration. The approval of the application will result in an area of 30 Ha being restored and capped.

The risk assessments provided include a Groundwater and Surface Water Risk Assessment (K0403-BLP-R-ENV-00004) to understand risk to groundwater from the recovery operation and an H1 assessment to assess the risk from the soil on the adjacent surface water receptor (the River Weaver).

Only non-hazardous waste is proposed to be imported to the site. Simple risk assessments commensurate to the scale of the activity shows that the non-hazardous criteria are suitable for the limiting the quality of the imported material.

3.1.1 Recovery Activity

The variation application will permit the Operator to import restoration and construction materials to cover the existing landfilled waste to reduce surface water infiltration.

Only non-hazardous waste is proposed to be imported to the site.

If testing of the waste is required under Level 1 acceptance criteria above (Section 2) the screening limits will be non-hazardous as defined in the guidance and those specified in Table 1 below. The screening limits are based on end use, which is defined as calcareous grassland with secondary calcareous grassland located underneath the solar panel array and surrounding trees.

Waste producers have a duty to classify wastes (Duty of Care) and are advised by the Environment Agency to use the six-step process prescribed in WM3 as the appropriate methodology, determining the likelihood and type of any contamination is part of that six-step process.

It should be noted that although the risk screening levels specify maximum concentrations it is so highly unlikely (impossible) that a soil from a single source could contain all indicator parameters at the maximum levels. The parameters have been selected to provide an indication of the probability of soil contamination however, it is most likely that the soils imported will have a composition close to the background concentrations. Consequently, soils from any single source once placed and mixed (by spreading) with other imported soils will result in the value of any contaminants present being significantly lower than the maximum screening values proposed (as demonstrated on this and all other sites taking soils from many sources).

Environment Agency guidance suggests that when soil substitutes are used in isolation or with other wastes to create a new soil profile, the resultant soil profile should meet the standards set out in the Code of practice for agricultural use of sewage sludge and the British Standard for topsoil. These standards have been used in the selection of screening values apart from where a more precautionary approach has been taken based on the following hierarchy.

Calcareous grassland, open mosaic grassland and deciduous woodland are the proposed restoration end use, screening limits are based on the following:

Plant and animal health and protection of the food chain specified in the Code of Practice for Agricultural Use of Sewage Sludge

If no specific limits are available, then generic limits to be used from British Standards for topsoil and subsoil.

If human health exposure limits are lower than the agricultural limits the lower limit will be used.

If no appropriate limit based on plant, animal, or human health is available Landfill Direct Inert WAC will be used.

The combination of the above factors demonstrates that the soils to be accepted will ensure protection of the surface waters, associated aquatic habitats and protection of plant health, grazing animals and human health whilst enabling the Operator to comply with their regulatory requirements and provide a suitable soil substitute.

However, consideration has been given to the use of research document “Derivation and use of soil screening values for assessing ecological risk although it understood that this research document is currently not generally used in the consideration of contaminated soil or land remediation. The following extracts from the aforementioned research document indicate how the derived soil screening values (SSV) are to be appropriately used.

“SSVs may be used by the Environment Agency to identify and screen out low risk deployments from the need for further site-specific assessment and justification. Evidence presented with the deployment form will be used to compare the final chemical concentrations in soils with the relevant SSV. In most circumstances, if the predicted soil concentrations are at or below the relevant SSV then the chemical pollution risks to soil and wildlife from the proposed activity will be low and acceptable. However, where the final soil level exceeds the SSV, it will be necessary for the applicant to provide further case-specific evidence to reassure the Environment Agency that no unacceptable impacts on soils remain.”

“As noted in Section 1.2, the principal drivers for the revision of SSVs is the application of waste and waste-derived materials to land for agricultural and horticultural benefit, and site restoration. SSVs are used primarily to screen waste recovery operations to help decide whether these activities pose a low or acceptable risk to soil ecosystems and function, and dependant wildlife. They are levels of chemicals in soil below which there is unlikely to be any risk to its health and functions. They cannot and should not be compared directly with the levels of chemicals in a waste or waste-derived material. Using SSVs to assess the risk from a landspreading or restoration activity generally involves an estimate of the change in soil levels after the proposed recovery to land has taken place. To make this assessment the following information is usually required:

- pre-existing soil concentration before the recovery activity;
- other relevant characteristic in receiving soils, wastes and waste-derived materials including SOM content, CEC and pH
- good characterisation data including concentration levels of the chemicals in the wastes or waste-derived materials;
- application rates and/or mixing rates of all materials to be spread or used in site restoration.”

In summary the SSVs are used to measure the impact of the spreading waste on soils by comparing chemical contaminant concentrations before and after application.

However, in this case the recovery activity is to import existing soil to the site. Following placement of this soil any application of waste soil conditioners is to be undertaken in accordance with an appropriate permission for land-spreading, at which point the above research may be usefully applied. To apply the SSV to a mixture of imported soils is a misapplication of the guidance.

Table 2. Waste Acceptance Limits

A	B	C		D	E	F	G
Determinant	Units	Limit / Range		End Use and Justification for Limit	Human Health Guideline Value	Functionality Guidelines British Standards for Soil - Phytotoxic Elements Sewage Sludge to Land Potential Toxic Elements (PTE)	Ecological Risk
		Wallerscote Top- Soil Calcareous Grassland	Wallerscote Sub-Soil				
pH Range	pH units	6.5 – 9	6 - 10	Calcareous Grassland – limit based on range of (7.5 to 9.0) British Standard for low fertility calcareous soil. Sub -Soil – limit selected to limit mobility of metals			
Arsenic	mg/kg	50	170	Calcareous Grassland – the limit is based on the Code of Practice for Sewage Sludge because this is the lower limit of the two appropriate limits from column E and F. No amendment to the limit is required for ecological risk see column G for an explanation. Sub-Soil – the limit is based on human health guideline values (Column E) because the sub-soil layer lies under the plant growth layer. No amendment to the limit is required for ecological risk see column G for an explanation.	LQM/CIEH S4UL CLEAR v1.06 (Sandy Loam 6% SOM) Tier I Screening Criteria value of 170 mg/kg for Public Open Space. pC4SL for Public Open Space for Parks 170mg/kg. ²	Code of Practice for Agricultural Use of Sewage Sludge ³ Section 6.4 the maximum permissible concentration in soil under grass to a depth of 7.5cm at pH > 5.0. 50mg/kg.	SSVs were reviewed by SSV research report but found to be below typical ambient levels and therefore discounted.
Cadmium	mg/kg	3	11	Calcareous Grassland – the limit is based on the Code of Practice for Sewage Sludge because this is the lower limit of the two appropriate limits from column E and F. No amendment to	LQM/CIEH S4UL CLEAR v1.06 (Sandy Loam 6% SOM) Tier I Screening Criteria value of 120 mg/kg for Public Open	Code of Practice for Agricultural Use of Sewage Sludge	SSVs were reviewed and considered impracticable requiring a value nearly 2 times lower than

² <http://randd.defra.gov.uk/Default.aspx?Module=More&Location=None&ProjectID=18341>

³ <https://www.gov.uk/government/publications/sewage-sludge-in-agriculture-code-of-practice/sewage-sludge-in-agriculture-code-of-practice-for-england-wales-and-northern-ireland>

A	B	C		D	E	F	G
Determinant	Units	Limit / Range		End Use and Justification for Limit	Human Health Guideline Value	Functionality Guidelines British Standards for Soil - Phytotoxic Elements Sewage Sludge to Land Potential Toxic Elements (PTE)	Ecological Risk
		Wallerscote Top-Soil Calcareous Grassland	Wallerscote Sub-Soil				
				the limit is required for ecological risk see column G for an explanation. Sub-Soil – the limit is based on human health guideline values (Column E) residential with home growth produce because the sub-soil layer lies under the plant growth layer. No amendment to the limit is required for ecological risk see column G for an explanation.	Space / 11mg/kg for Residential with home growth produce. pC4SL for Public Open Space for Parks 560mg/kg.	Section 6.4 the maximum permissible concentration in soil under grass to a depth of 7.5cm at pH > 5.0. 3 mg/kg.	the standard specification for British Standard Topsoil and lower than the background topsoil values recorded in to the east and north east of the site. Levels recorded >1 mg/kg near Warrington and North Wales ⁴ .
Chromium (total)	mg/kg	600	600	Calcareous Grassland – the limit is based on the Code of Practice for Sewage Sludge because this is the lower limit of the two appropriate limits from column E and F. No amendment to the limit is required for ecological risk see column G for an explanation. Sub-Soil – the limit is based on the Code of Practice for Sewage Sludge because this is the lower limit of the two appropriate limits from column E and F. No amendment to the limit is required for ecological risk see column G for an explanation.	LQM/CIEH S4UL CLEA v1.06 (Sandy Loam 6% SOM) Tier I Screening Criteria value of 910mg/kg for Residential With Vegetable Uptake pC4SL for Public Open Space for Parks 220-250mg/kg (Chromium VI)	Code of Practice for Agricultural Use of Sewage Sludge Section 6.4 the maximum permissible concentration in soil under grass to a depth of 7.5cm at pH > 5.0. 600 mg/kg.	SSVs were reviewed by SSV research report but found to be below typical ambient levels and therefore discounted.
Copper	mg/kg	330	520	Calcareous Grassland – the limit is based on the CoP limit. The BS soil values are generic to all uses, therefore the CoP values specific to grassland have been selected as appropriate. Sub-Soil – the limit is based conservatively on LQM/CIEH S4UL for allotments. No amendment to the limit is required for ecological risk see column G for an explanation.	LQM/CIEH S4UL CLEA v1.06 (Sandy Loam 6% SOM) Tier I Screening Criteria value of 2,400 mg/kg for Residential With Vegetable Uptake	BS 8601:2013 Specification for Subsoil etc pH6.0-7.0 <135mg/kg // pH >7.0 <200mg/kg. BS 3882:2015 pH6.0-7.0 <135mg/kg // pH >7.0 <200mg/kg Code of Practice for Agricultural Use of Sewage Sludge Section 6.4 the maximum permissible concentration in soil under grass to a depth of 7.5 cm. pH 6.0–7.0 225mg/kg // pH >7.0 330mg/kg.	SSVs were reviewed and considered impracticable requiring a value nearly 6 times lower than the standard specification for British Standard Top Soil and lower than the background topsoil values recorded in to the east and north east of the site. Levels recorded >270 mg/kg near Woolston ⁵ .
Lead	mg/kg	300	580	Calcareous Grassland – the limit is based on the Code of Practice for Sewage Sludge because this is the lower limit of the two appropriate limits from column E and F. No amendment to the limit is required for ecological risk see column G for an explanation. Sub-soil – the limit is based on pC4SL guideline value of 580 mg/kg for parkland public open space.	pC4SL guideline value of 580 - 1400 mg/kg for parkland public open space.	Code of Practice for Agricultural Use of Sewage Sludge Section 6.4 PTE in soil used as grassland the maximum permissible concentration in soil under grass to a depth of 7.5 cm. pH 5.0 and above 300mg/kg.	SSVs were reviewed by SSV research report but found to have a high degree of uncertainty and therefore no limit proposed.
Mercury	mg/kg	1.5	1.5	Agricultural Grassland - the limit is based on the Code of Practice for Sewage Sludge because this is the lower limit of the two appropriate limits from column E and F. No amendment to the limit is required for ecological risk see column G for an explanation.	No pC4SL guideline value for parkland public open space. LQM/CIEH S4UL CLEA v1.06 (Sandy Loam 6% SOM) Tier I Screening Criteria value of 40 mg/kg for Residential With Vegetable Uptake	Code of Practice for Agricultural Use of Sewage Sludge Section 6.4 PTE in soil used as grassland the maximum permissible concentration in soil under grass to a depth of 7.5cm. pH > 5.0 and above 1.5 mg/kg.	SSVs were reviewed by SSV research report but found to be below typical ambient levels and therefore discounted.

⁴ [UK Soil Observatory \(bgs.ac.uk\)](https://bgs.ac.uk/)

⁵ [UK Soil Observatory \(bgs.ac.uk\)](https://bgs.ac.uk/)

A	B	C		D	E	F	G
Determinant	Units	Limit / Range		End Use and Justification for Limit	Human Health Guideline Value	Functionality Guidelines British Standards for Soil - Phytotoxic Elements Sewage Sludge to Land Potential Toxic Elements (PTE)	Ecological Risk
		Wallerscote Top-Soil Calcareous Grassland	Wallerscote Sub-Soil				
Nickel	mg/kg	125	180	Agricultural Grassland - the limit is based on the Code of Practice for Sewage Sludge because this is the lower limit of the two appropriate limits from column E and F. No amendment to the limit is required for ecological risk see column G for an explanation. To be reduced to accord with the CoP range based on the pH range of the incoming soil. Sub-soil – the upper limit of the CoP range has been applied because of the separation cover to plant growth and the high pH environment of the lime waste.	No pC4SL guideline value for parkland public open space. LQM/CIEH S4UL CLEA v1.06 (Sandy Loam 6% SOM) Tier I Screening Criteria value of 230mg/kg for Residential Public Open Space.	BS 8601:2013 Specification for Subsoil etc pH6.0-7.0 <75mg/kg // pH >7.0 <110mg/kg. BS 3882:2015 pH6.0-7.0 <75mg/kg // pH >7.0 <110mg/kg Code of Practice for Agricultural Use of Sewage Sludge Section 6.4 maximum permissible concentration in soil under grass to a depth of 7.5 cm. pH 6.0—7.0 125mg/kg // pH >7.0 180mg/kg.	SSVs were reviewed and considered impracticable requiring a value nearly 4 times lower than the standard specification for British Standard Topsoil.
Zinc	mg/kg	300	700	Calcareous Grassland - the limit is based on the Code of Practice for Sewage Sludge because this is the lower limit of the two appropriate limits from column E and F. No amendment to the limit is required for ecological risk see column G for an explanation. To be reduced to accord with the CoP range based on the pH range of the incoming soil. Sub-soil – conservatively less than CLEA 3,740mg/kg for residential areas with vegetable uptake and 170,000mg/kg for POS (park) and hazardous limit.	LQM/CIEH S4UL CLEA v1.06 (Sandy Loam 6% SOM) Tier I Screening Criteria value of 3,700 mg/kg for Residential With Vegetable Uptake and 620 mg/kk for allotments CLEA v1.06 (Sandy Loam 6% SOM) Tier I Screening Criteria value of 3740 mg/kg for Residential With Vegetable Uptake. Screening value of 170,000mg/kg for public open space (POS) park	BS 8601:2013 Specification for Subsoil etc pH6.0-7.0 <200mg/kg // pH >7.0 <300mg/kg. BS 3882:2015 pH6.0-7.0 <200mg/kg // pH >7.0 <300mg/kg Code of Practice for Agricultural Use of Sewage Sludge Section 6.4 maximum permissible concentration in soil under grass to a depth of 7.5 cm. pH 6.0—7.0 200mg/kg // pH >7.0 300mg/kg.	SSVs were reviewed and considered impracticable requiring a value greater than 8 times lower than the standard specification for British Standard Topsoil and lower than the background topsoil values recorded in all directions around the site.
PAH	mg/kg	100	100	Based on the landfill directive inert WAC criteria of PAH.	Inert WAC		
TPH	mg/kg	500	800	Based on the landfill directive inert WAC criteria of mineral oil (C10 – C40). Sub-soil – limit based on the 20% below the hazardous threshold for TPH of 1000mg/kg.	Inert WAC		
PCB (total)	mg/kg	1	1	In the absence of any other screening limit the inert WAC limit is proposed.	Inert WAC		SSVs were reviewed by SSV research report but insufficient data was available.

Notes

* the proposed threshold for soils with pH greater than 7.0 only apply to soils containing more than 5% calcium carbonate.

Drawings



- Legend:
- Application Boundary
 - PV Array
 - PV Array with string inverter - indicative location
 - Perimeter Fence
 - Acoustic Fence
 - Transformer
 - Access road
 - Buried pipe drainage connection
 - Proposed Drainage Swale
 - CCTV - to be pole mounted
 - Proposed Planting
 - Existing Woodland to be retained; contains Ash trees to be retained through coppicing
 - Existing Woodland; to be retained in current condition where possible
 - Existing Vegetation
 - Proposed Calcareous Grassland Habitat
 - Proposed Open Mosaic Habitat beneath solar arrays
 - Proposed Bund with Calcareous Grassland
 - Bench Seating - indicative locations
 - Information Board - indicative locations
 - Existing PRoW
 - Permissive Footpath; to be hard surfaced

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Client
Green Earth Developments Group and
Infinis Solar Developments Limited
Project
Wallerscote Limebeds Remediation,
Re-Engineering, Restoration and Solar Park
Drawing Title

Masterplan

Scale
1:2000 @A1

Date
13/07/2023

Dwg no
3196-01-03

Status
For Planning

Drawn
YK

Checked
JM

Rev



GENERAL NOTES

1. SURVEY INFORMATION SUPPLIED BY CLIENT
2. DO NOT SCALE
3. ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM
4. ANY ANOMALIES ON THIS DRAWING ARE TO BE BROUGHT TO THE ATTENTION OF BYRNE LOOBY LTD
5. SEE DRAWING '5648-100-P7 INDICATIVE SURFACE WATER ATTENUATION LAYOUT' FOR DETAILS OF THE SW MANAGEMENT BUND AND SWALE.
6. DEVELOPMENT PLATFORM AREA = 30.60 HA
7. THE VOLUME OF FILL = 1,384,000 m³

LEGEND

- 15.0— EXISTING GROUND CONTOURS
—14.0—
—20.0— PROPOSED DEVELOPMENT CONTOURS
—19.0—
- SECTION LOCATION
(SEE DRG K0172/1/002)
- SURFACE WATER MANAGEMENT BUND & SWALE

Rev	Date	Description	By	Chk	App
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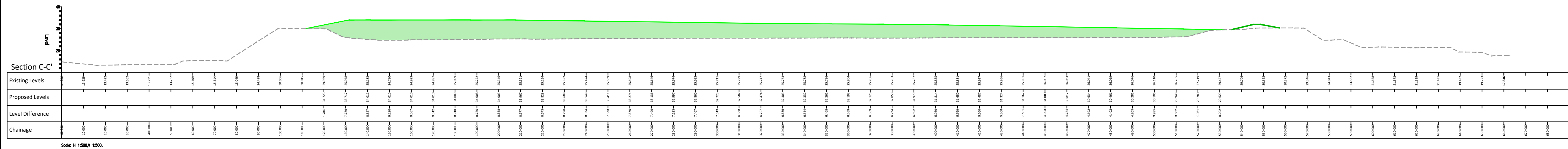
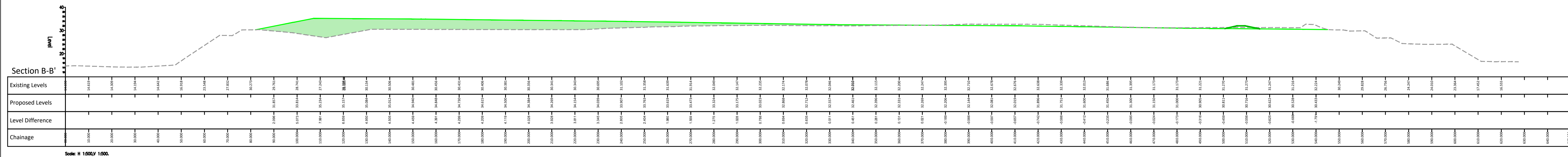
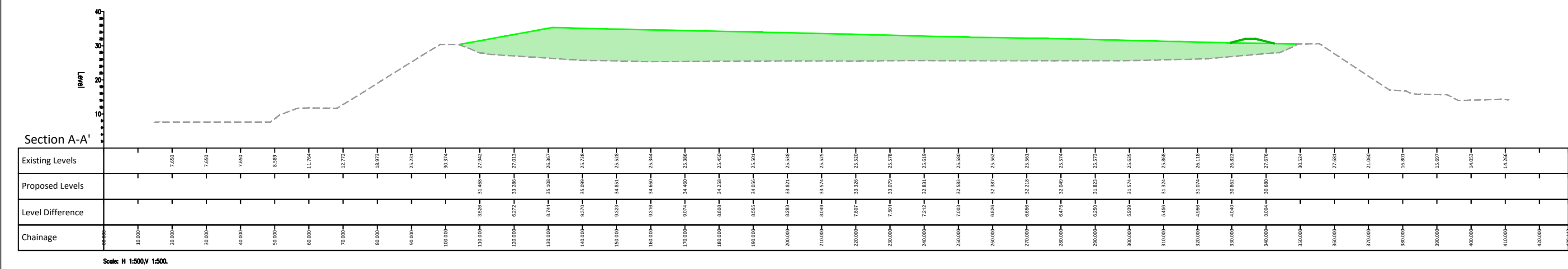
CLIENT
GREEN EARTH DEVELOPMENTS GROUP
& INFINIS SOLAR DEVELOPMENT LIMITED

PROJECT
WALLERSCOTTE LIMEBEDS REMEDIATION
RE-ENGINEERING, RESTORATION AND SOLAR PARK

DRAWING TITLE
DEVELOPMENT CONTOURS

STATUS
FOR REVIEW

Date: 28/03/23	Scale: 1:2000	Drawn: PP	Chk: KA	App: JM
Project No: K0172	Dwg. No: K0172/1/001	Rev: 00		



GENERAL NOTES

1. SURVEY INFORMATION SUPPLIED BY CLIENT
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4. ANY ANOMALIES ON THIS DRAWING ARE TO BE BROUGHT TO THE ATTENTION OF BYRNE LOOBY LTD
5. DEVELOPMENT PLATFORM AREA = 30.60 HA
6. THE VOLUME OF FILL = 1,384,000 m³
7. FOR SECTION LOCATIONS SEE DRG K0172/1/001
8. FOR DETAILS OF THE SW MANAGEMENT BUND SEE DRG '5648-100-P7 INDICATIVE SURFACE WATER ATTENUATION LAYOUT'

LEGEND

----- EXISTING GROUND PROFILE

----- PROPOSED DEVELOPMENT PROFILE

----- PROPOSED DEVELOPMENT FILL

----- INDICATIVE LOCATION OF PROPOSED SW MANAGEMENT BUND

00	14/12	FOR REVIEW	GH	KA	JM
Rev	Date	Description	By	Chk	App

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& INFINIS SOLAR DEVELOPMENTS LIMITED

PROJECT
WALLERSCOTE LIMEBEDS REMEDIATION
RE-ENGINEERING, RESTORATION AND SOLAR PARK

DRAWING TITLE

DEVELOPMENT PLATFORM CROSS SECTIONS

STATUS FOR REVIEW

Date: 28/03/23	Scale: 1:1000	Drawn: PP	Chk: KA	App: JM
Project No: K0172	Drg. No: K0172/1/002			Rev: 00

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