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| **DEVELOPMENT MANAGEMENT ADVICE** | | | |
| To:  Organisation:  From: | Mr Alex Ball  St Helen’s Council  Anya Coffey | Your Ref:  File Ref:  Date: | P/2021/0038/OUP  SH21-010  26/01/2021 |

**28 St Mary’s Avenue Billinge St Helens WN5 7QL**

1. Thank you for consulting Merseyside Environmental Advisory Service in respect of this planning application. The proposals comprise of **the erection of 1 dwelling**.
2. Having reviewed the application and supporting documentation, our advice is set out below in two parts.

* Part One deals with issues of regulatory compliance, action required **prior to determination** and matters to be dealt with through planning conditions. Advice is only included here where action is required or where a positive statement of compliance is necessary for statutory purposes.
* Should the Council decide to adopt an alternative approach to MEAS Part 1 advice, I request that you let us know.  MEAS may be able to provide further advice on options to manage risks in the determination of the application.
* Part Two sets out guidance to facilitate the implementation of Part One advice and informative notes.

In this case Part One comprises paragraphs **3 to 5**, while Part Two comprises paragraphs **6 to 10**.

**Part One**

**Ecology**

1. The applicant has not submitted any ecological information in support of this application.

I advise that a Preliminary Ecological Appraisal (PEA) that meets BS 42020:2013 is required **prior to determination**.The PEA should be undertaken in accordance with CIEEM (2017) guidelines[[1]](#footnote-1). Surveys should be carried out bysuitably qualified and experienced persons and follow relevant good practice. Further information is included in Part Two.

1. I will provide further ecological comments on receipt of the additional information.

**Waste Local Plan**

*Policy WM9*

1. The applicant has not provided sufficient information to demonstrate compliance with policy WM9 of the Merseyside and Halton Joint Waste Local Plan (WLP) and the National Planning Policy for Waste (paragraph 8). I advise that information relating to household waste storage and collection is required and can be secured by a suitably worded condition. Further information is provided in Part Two below.

**Part Two**

**Ecology**

1. The following information should be included in the Preliminary Ecological Appraisal report:

* A desk study, including data from the Local Environmental Records Centre following CIEEM (2017) guidelines. The desk study should identity records for designated sites, protected and priority species and habitats on site and within a suitable buffer. However, a data search with a 1km radius is expected as a minimum;
* An Extended Phase 1 Habitat survey identifying the habitats on and adjoining the site. This should include a Phase 1 Habitat map and target notes and should follow JNCC Guidelines[[2]](#footnote-2);
* An assessment of the potential for protected species to be present i.e bats, breeding birds, great crested newt, hedgehog and badger;
* The requirement for further specialist surveys, for example bats and great crested newt;
* An assessment of the likely ecological effects of the proposals, because of construction works and site operation;
* Any avoidance or mitigation measures that will be implemented;
* The presence of any invasive species (*Wildlife and Countryside Act 1981 as amended*) on site or within 7m of the site boundary. The location and extent of any invasive should be shown on a scaled plan; and
* Identify opportunities for biodiversity net gain in line with NPPF and Defra’s 25 Year Plan for the Environment.

1. Due to the ongoing situation with Covid-19, we understand that ecological survey work may need to be postponed or undertaken using a risk-based approach. The Government has released [guidance](https://www.gov.uk/guidance/coronavirus-covid-19-surveying-and-mitigation-works-affecting-wildlife) for ecologists carrying out field survey or mitigation works during the coronavirus pandemic. CIEEM has also published [Guidance on Ecological Survey and Assessment in the UK During the Covid-19 Outbreak](https://cieem.net/resource/guidance-on-ecological-survey-and-assessment-in-the-uk-during-the-covid-19-outbreak/). This is a tool which is intended to help ecologists undertake ecological survey and assessments during the restrictions necessitated by the Covid-19 outbreak.

1. The applicant should be aware that the once the Environment Bill is enacted into law there will be a legal requirement to provide net gain for biodiversity.  Depending on timescales this development may be required to provide biodiversity net gain. Further information is available at <https://www.gov.uk/government/news/government-introduces-ground-breaking-environment-bill>

**Waste Local Plan**

*Policy WM8*

1. The proposals comprise minor development which is unlikely to generate significant volumes of waste. The Merseyside and Halton Joint Waste Local Plan (WLP) Policy WM8 Waste Prevention and Resource Management, National Planning Policy for Waste (paragraph 8) and Planning Practice Guidance (paragraph 49) require the use of construction method that minimise waste production and maximise re-use, recycling of materials on-site and minimise off-site disposal where practicable. I advise the use of waste audits or a similar a site waste management plan to monitor waste minimisation, recycling, management and disposal.

*Policy WM9*

1. Guidance on design and access to accommodate sustainable household waste management is available for St.Helens Council in the following documents:

* St.Helens – [New Residential Development SPD (June 2011)](https://www.sthelens.gov.uk/media/3188/new-residential-development.pdf)

Other useful sources of guidance include:

* NHBC Foundation – [Avoiding Rubbish Design (2015)](https://www.nhbcfoundation.org/publication/avoiding-rubbish-design-providing-for-bin-storage-on-new-housing-developments/)
* Building for Life Partnership – [The Sign of a Good Place to Live: Building for Life 12 (2014)](http://www.hbf.co.uk/?eID=dam_frontend_push&docID=24115&filename=BfL_REPRINT_2014_FINAL.pdf)

I would be pleased to discuss these issues further and to provide additional information in respect of any of the matters raised.

Anya Coffey

Assistant Ecologist

1. CIEEM (2017) Guidelines for Preliminary Ecological Appraisal [↑](#footnote-ref-1)
2. JNCC (2010) Handbook for Phase 1 Habitat Survey [↑](#footnote-ref-2)