

Application for Outline Planning Permission With Some Matters Reserved. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	
Address line 1	
Address line 2	
Address line 3	
Town/city	
Postcode	L35 3SU

Description of site location must be completed if postcode is not known:

Easting (x)	347376
Northing (y)	389291

Description

Approximately 50.82ha of former Cronton Colliery Site, currently used for agricultural purposes. Land is located immediately south of M62 motorway, to the east of Junction 6 Tarbock Island.

2. Applicant Details

Title	
First name	
Surname	Tritax Symmetry Huyton Limited
Company name	
Address line 1	C/o Gerald Eve LLP
Address line 2	No.1 Marsden Street
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M2 1HW
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Dominic
Surname	Page
Company name	Gerald Eve LLP
Address line 1	No.1 Marsden Street
Address line 2	
Address line 3	
Town/city	Manchester
Country	
Postcode	M2 1HW
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

☒ Access

☐ Appearance

☐ Landscaping

☐ Layout

☐ Scale

Please describe the proposed development

Hybrid planning application comprising: Full application for the development of 164,400 sq ft (15,273 sq m) (GIA) of storage and distribution floorspace (Use Class B8), including ancillary offices (Use Class B1), security gatehouse, site access road, engineering earthworks to form part country park, public car park to serve country park, footbridge over proposed site access road and associated works; and Outline application with details of point of access (details of part-access, landscaping, appearance, scale and layout are reserved) for the development of up to 835,600 sq ft (77,629 sq m) (GIA) of storage and distribution floorspace (Use Class B8), with ancillary offices and light industrial (Use Class B1); engineering earthworks to form country park and drainage attenuation ponds; pedestrian/cycle/equestrian route connecting existing M62 footbridge with proposed country park; and associated works.

4. Description of the Proposal

Has the work already been started without planning permission? ☐ Yes ☒ No

5. Site Area

What is the measurement of the site area?
(numeric characters only).

50.48

Unit

Hectares

6. Existing Use

Please describe the current use of the site

Agricultural

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☒ Yes ☐ No

Land where contamination is suspected for all or part of the site ☒ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☒ Yes ☐ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please see covering letter for drawing details and refer to the Transport Assessment prepared by Vectos.

8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

8. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	221	221
Cycle spaces	0	20	20
Motorcycles	0	8	8
Other Heavy Goods Vehicles (associated with the full element)	0	37	37
Other Coach	0	1	1
Other Ambulance	0	1	1
Disability spaces	0	16	16

9. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Sheet metal roofing, finished in HPS 200 Ultra; Anthracite RAL 7016. Please refer to the submitted Design and Access Statement. Further details of the materials to be used on the full element of the proposal are providing within the proposed elevations drawing (18128 P0405 Rev D).

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	A mix of trapezoidal and composite elevational cladding, polyester powder coated aluminium panels, pre-cast dock Pro-wall system and Brise Soleil louvres. Please refer to the submitted Design and Access Statement. Further details of the materials to be used on the full element of the proposal are providing within the proposed elevations drawing (18128 P0405 Rev D).

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Revolving entrance doors finished in stainless steel. Please refer to the submitted Design and Access Statement. Further details of the materials to be used on the full element of the proposal are providing within the proposed elevations drawing (18128 P0405 Rev D).

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Antracite RAL 7016. Please refer to the submitted Design & Access Statement and elevation drawing reference: 18128 P0405 Rev. D.

9. Materials

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to the submitted Design and Access Statement. Further details of the materials to be used on the full element of the proposal are providing within the proposed elevations drawing (18128 P0405 Rev D).

10. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Please refer to the submitted Utility Assessment Report prepared by Utility Connections (3294) and the Drainage Strategy prepared by Tier.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☒ Existing water course
☐ Soakaway
☒ Main sewer
☒ Pond/lake

12. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

13. Biodiversity and Geological Conservation

- a) Protected and priority species:
- ☒ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No
- b) Designated sites, important habitats or other biodiversity features:
- ☒ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No
- c) Features of geological conservation importance:
- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Please see covering letter for drawing details and refer to drawing 18128_P0400 - Unit 01 Site Plan - in relation to the full element of this proposal.

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

15. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

16. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Note that 'non-residential' covers ALL uses execept Use Class C3 Dwellinghouses

Please add details of the use classes and floorspace (if the relevant use class is not shown, please select 'Other' and provide details)

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B8 - Storage or distribution	0	0	92902	92902
Total	0	0	92902	92902

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

17. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☒ Yes ☐ No

Existing Employees

Please complete the following information regarding existing employees:

17. Employment

Full-time	0
Part-time	0
Total full-time equivalent	0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	
Part-time	
Total full-time equivalent	1000.00

18. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

19. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ☐ Yes ☒ No

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☒ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	
Surname	

23. Pre-application Advice

Reference

Date (Must be pre-application submission)

17/06/2020

Details of the pre-application advice received

A series of pre-application meetings were held via video conference covering a range of topic areas. Meetings took place on 17 June 2020, 23 June 2020 and 02 July 2020. Key topics discussed include: the principle of development; highways; flood risk; historic environment; noise and ecology. Further detail of the pre-application advice received is provided within the Planning Statement submitted in support of this planning application.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	FRP Advisory LLP
Address line 1	Suite 2, Floor 2, Phoenix House
Address line 2	32 West Street
Town/city	Brighton
Postcode	BN1 2RT
Date notice served (DD/MM/YYYY)	28/08/2020

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	PO Box 119, Martello Court
Address line 2	Admiral Park, St Peter Port
Town/city	Guernsey
Postcode	CY1 3HB
Date notice served (DD/MM/YYYY)	28/08/2020

Name of Owner/Agricultural Tenant	
Number	200
Suffix	
House Name	
Address line 1	Lichfield Lane
Address line 2	Berry Hill
Town/city	Mansfield, Nottinghamshire
Postcode	NG18 4RG
Date notice served (DD/MM/YYYY)	28/08/2020

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	PO Box 119, Martello Court
Address line 2	Admiral Park, St Peter Port
Town/city	Guernsey
Postcode	GY1 3HB
Date notice served (DD/MM/YYYY)	28/08/2020

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	Halsnead Farm
Address line 2	Fox's Bank Lane
Town/city	Whiston, Prescot
Postcode	L35 3SU
Date notice served (DD/MM/YYYY)	28/08/2020

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	PO Box 24, Archway Road
Address line 2	Huyton
Town/city	Knowsley
Postcode	L36 9YU
Date notice served (DD/MM/YYYY)	28/08/2020

Name of Owner/Agricultural Tenant	
Number	7
Suffix	
House Name	
Address line 1	Birchwood One
Address line 2	Dewhurst Road
Town/city	Birchwood, Warrington
Postcode	WA3 7GB
Date notice served (DD/MM/YYYY)	28/08/2020

Person role

☐ The applicant

☒ The agent

25. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	Dominic
Surname	Page
Declaration date (DD/MM/YYYY)	28/08/2020

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	27/08/2020
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