



Knowsley Council

Trita Symmetry Merseyside 1 Limited
c/o Dominic Page - Newmark
Newmark
1 Marsden Street
M2 1HW

Our Ref: 20/00494/NMA6

Date: 23 April 2026

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 96A
APPLICATION FOR NON-MATERIAL CHANGE TO PLANNING PERMISSION

LOCATION: Former Site of Cronton Colliery, Cronton Road, Halsnead Garden Village,
Knowsley, L35 1QR

I refer to your application for a non material amendment which was received on the 19 February 2026. The proposed amendment(s) as listed below have been considered under s96A of the Town and Country Planning Act 1990 and have been determined to be non material.

KNOWSLEY MBC HEREBY GRANTS PERMISSION FOR THE FOLLOWING NON-MATERIAL AMENDMENT(S):- NON-MATERIAL AMENDMENT TO AMEND THE WORDING OF PLANNING CONDITION 36 (M62 BOUNDARY TREATMENT DETAILS) PURSUANT TO HYBRID PLANNING PERMISSION REFERENCE 20/00494/HYB - FULL APPLICATION FOR THE DEVELOPMENT OF 161,900 SQ FT (15,041 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 A PART COUNTRY PARK, PUBLIC CAR PARK TO SERVE COUNTRY PARK, 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 838,100 SQ FT (77,862 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

The development must be undertaken in accordance with the approved plans on the original application, except where superseded by the non material amendments listed below. The development shall also be undertaken in accordance with any conditions attached to permission reference 20/00494/HYB. No substitution should be made without the prior consent from the Local Planning Authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original planning permission constitutes a contravention of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.



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The proposed amendments listed above are approved subject to the following condition(s):-

1. The development shall be carried out in accordance with the approved plans and conditions attached to the hybrid planning permission issued under reference 20/00494/HYB except where superseded by non-material amendment references 20/00494/NMA, 20/00494/NMA1, 20/00494/NMA3, 20/00494/NMA4, 20/00494/NMA5 and this decision notice.

Reason: For the avoidance of doubt.

2. Condition 36 on hybrid consent 20/00494/HYB shall read as follows:

Any subsequent reserved matters application in respect of land that adjoins the M62 motorway corridor, pursuant to this approval shall provide indicative details of the location of boundary treatments along the M62 boundary. The boundary treatment shall be a solid structure not less than 2metres in height and located at least 1 metre within the site boundary.

Reason: To ensure appropriate space is incorporated within a future site layout accompanying any reserved matters application to facilitate the provision of a robust boundary to restrict any possible access to the motorway in the interests of highway safety.

Please note that this is not a decision under Building Regulations and separate consent may be required. Please contact Building Control for more information.

Yours faithfully



Dale Milburn
Executive Director – PLACE