



Knowsley Council

Tritax Symmetry Merseyside 1 Limited
c/o Mr Dominic Page - Gerald Eve LLP
No.1 Marsden Street
Manchester
M2 1HW

Our Ref: 20/00494/NMA

Date: 31 May 2023

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, Cronton, Knowsley, L35 1QR

I refer to your application for a non material amendment which was received on the 11 March 2022. 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): - APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 20/00494/HYB (HYBRID PLANNING APPLICATION COMPRISING: FULL APPLICATION FOR THE DEVELOPMENT OF 161,900 SQ FT (15,041 SQ M) (GIA) OF STORAGE AND DISTRIBUTION FLOORSPEACE (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 FLOORSPEACE (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) - AMENDMENT SOUGHT TO ALLOW ALTERATIONS TO THE APPROVED EMERGENCY ACCESS AND SITE ROAD ACCESS JUNCTION TO UNIT 01 AND ASSOCIATED AMENDMENTS TO THE APPROVED LANDSCAPING STRATEGY

The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except where amended by those below, including any conditions attached to that permission. 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.

Approved Plan(s): -

SCHEDULE 1





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Date Received	Ref. No	Version	Drawing/Document Title
11/03/2022	P0001	REV H	LOCATION PLAN
11/03/2023	P13	REV E	SOFT LANDSCAPING PROPOSAL
13/12/2022	18128_P0401	REV D	UNIT 01 BUILDING PLAN
13/12/2022	18128_P0402	REV D	UNIT 01 OFFICE PLANS
13/12/2022	18128_P0402	REV H	UNIT 01 ROOF PLAN
13/12/2022	18128_P0406	REV G	UNIT 01 GATEHOUSE DETAILS
13/12/2022	18128_P0408	REV G	UNIT 01 CYCLE SHELTER DETAILS
13/12/2022	18128_P0409	REV F	UNIT 01 BIN STORE DETAILS
13/12/2022	MAN.1453.006.ENZ.01.00.DR.L.45.102	REV PL01	SOFT LANDSCAPE PLAN UNIT 1 - SHEET 2 OF 3
13/12/2022	MAN.1453.006.ENZ.01.00.DR.L.45.103	REV PL01	SOFT LANDSCAPE PLAN UNIT 1 - SHEET 3 OF 3
18/05/2023	18128 P0407	REV M	FENCING DETAIL
18/05/2023	18128 P0006	REV Z-1	ILLUSTRATIVE MASTERPLAN
18/05/2023	18128 P0400	REV N	UNIT 01 SITE PLAN
18/05/2023	L005 P0405	REV H	UNIT 01 ELEVATIONS
18/05/2023	18128 P0410	REV J	UNIT 01 EXTERNAL FINISHES PLAN
18/05/2023	MAN-1453.006.ENZ.01.00.DR.L.45.101	REV PL01	SOFT LANDSCAPE PLANS
18/05/2023	MAN/1453.006.ENZ.XX.00.SCH.L.45.001		PLANT SCHEDULE
18/05/2023	VN81193-D114	REV D	PROPOSED UNIT 1 ACCESS JUNCTIONS PREVIOUSLY APPROVED ACCESS JUNCTION

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

- 1) The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except were amended by those below, including any conditions attached to that permission. No substitution should be made without prior consent form the Local Planning Authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the



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original planning permission constitutes a contravention of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.

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

Executive Director - Regeneration and Economic Development