



**Knowsley Council**

Tritax Symmetry Merseyside 1 Limited  
c/o Dominic Page - Newmark (Gerald Eve LLP)  
Newmark Gerald Eve LLP  
1 Marsden Street  
M2 1HW  
Manchester  
M2 1HW

Our Ref: 20/00494/NMA4

Date: 21 October 2025

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 22 April 2025. 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 FOLLOWING THE 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 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) TO REMOVE CONDITION 39 (TARBOCK ISLAND RESTRICTION)

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plans and conditions attached to the hybrid planning permission issued under reference 20/00494/HYB except where superseded by non-material amendment references 20/00494/NMA, 20/00494/NMA1, 20/00494/NMA3 and this decision notice.

Reason: For the avoidance of doubt.



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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

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

A handwritten signature in black ink, appearing to read 'D. [unclear]', written in a cursive style.

Executive Director - Regeneration and Economic Development