

Regeneration and Economic Development Department

APPLICATION NO: 24/00145/REM

APPLICANT: TRITAX SYMMETRY MERSEYSIDE 1 LIMITED

WARD AFFECTED: Whiston and Cronton

DEVELOPMENT: APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (SCALE, ACCESS, APPEARANCE, LAYOUT AND PARTIAL LANDSCAPING) PURSUANT TO HYBRID PLANNING PERMISSION 20/00494/HYB, COMPRISING THE DEVELOPMENT OF 495,720 SQ FT (GIA) OF STORAGE AND DISTRIBUTION FLOORSPACE (USE CLASS B8) AND ANCILLARY OFFICES (USE CLASS E(G)) ACROSS TWO WAREHOUSE UNITS, TOGETHER WITH LANDSCAPING AND THE PROVISION OF INFRASTRUCTURE

LOCATION OF SITE:

FORMER SITE OF CRONTON COLLIERY, CRONTON ROAD, HALSNEAD GARDEN VILLAGE, KNOWSLEY, L35 1QR

KNOWSLEY LOCAL PLAN ALLOCATION –

As set out in the reports to Planning Committee 12th December 2024 (see the following link: [Agenda for Planning Committee on Thursday, 12th December, 2024, 6.00 pm | Knowsley Council](#)).

RELEVANT POLICIES

As set out in the reports to Planning Committee 12th December 2024

TECHNICAL CONSULTATIONS:

As set out in the reports to Planning Committee 12th December 2024

NEIGHBOUR NOTIFICATION:

As set out in the reports to Planning Committee 12th December 2024

ARTICLE 35

As set out in the reports to Planning Committee 12th December 2024

EQUALITIES ACT 2010

As set out in the reports to Planning Committee 12th December 2024

PRINCIPLE OF DEVELOPMENT AND ASSESSMENT

As set out in the reports to Planning Committee 12th December 2024

ISSUES AND ASSESSMENT:

BACKGROUND

The proposal is fundamentally as considered and agreed by Planning Committee on 12th December 2024, as follows:

That the reserved matters application be granted subject to:

- (i) The conditions set out in the attached schedule, or such additional or amended conditions that the Head of Planning and Building Control considers appropriate, in consultation with the Chairperson of Planning Committee.

POST COMMITTEE OFFICER APPRAISAL

In respect of the Schedule of Conditions attached as a table to the Planning Committee report, a number of minor changes have been made to the conditions. The changes relate to condition numbers, splitting up two conditions, minor changes to the wording of a few of the conditions and some minor changes to a number of the condition triggers.

The following condition triggers have been amended as set out below. For the avoidance of doubt, the condition numbering below refers to the number that the condition was given in the original condition schedule within the committee report recommendation.

Condition 2 (Updated Construction Environmental Management Plan for protecting the Listed Building). This condition has been agreed between the applicant and the Local Planning Authority to ensure the CEMP works for the contractor whilst also ensuring that reasonable steps have been taken with the owner of Old Halsnead Hall to facilitate the establishment of pre and post construction surveys, the monitoring of the construction impacts on the listed building, how information will be reported to the LPA, details of construction working methods including use of any specific machinery likely to result in vibration impacts, how damage will be assessed and timescales for repairing the damage resulting from any construction impacts. The condition has a clause within it seeking co-operation from the owner of Old Halsnead Hall. Where co-operation to access the site is denied by the owner of the listed building, then the requirements of this condition relating to needing access will fall away.

Condition 3 (5 days' notice before tree protection fencing is erected and works to be carried out in accordance with the Arboricultural Implications Assessment and Arboricultural Method Statement with root protection areas to be hand dug to protect trees). This condition has been split into two conditions for practical reasons.

Condition 4 (Geotechnical report to manage risk and submission of the alignment and elevational treatment of a close boarded fence of not less than 2m in height along the northern boundary). For practical reasons and ease of condition monitoring, this condition has been split into two conditions.

Condition 14 (Cross Section showing the slope adjacent to woodland). The applicant has submitted this detail which is acceptable and so the condition has been reworded to ensure that the works are carried out in accordance with the approved plan. The trigger for this condition originally required the details to be submitted prior to any works being undertaken within 50metres of the woodland. However, this trigger has now changed to a compliance condition.

Condition 16 (boundary treatments). The condition requires the boundary treatments to be erected in accordance with the approved details 'prior to each unit being brought into first use'. The original trigger required all boundary treatments to be erected prior to any part of the development being brought into use.

Condition 18 (delivery of the spine/loop road). The trigger of this condition has been changed from 'prior to occupation and in accordance with a timetable' to 'prior to first occupation of unit 3 or 4, whichever is the latest and in accordance with a timetable for implementation'. This allows the developer to put in a turning head to accommodate traffic in the interim and to serve the first unit constructed within this reserved matters development.

Condition 19 (provision of turning area until such time as the spine/loop road is extended). This condition trigger has been changed from 'prior to above ground works and a timetable for implementation' to 'prior to first occupation of units 3 or 4 (whichever is sooner), or within a timetable for implementation'. The original condition also requires the turning area to be provided until such time as the spine/loop road is extended. The amended condition states that the turning area shall remain available for use until such time as the loop road is completed or a replacement turning facility is agreed.

Condition 20 (Visibility splays). The original trigger was a compliance trigger. However, the trigger has been changed to 'no part of the development shall be brought into use until the visibility splay has been provided'.

The changes described above do not fundamentally alter the Committee resolution and result from ensuring the development remains deliverable whilst also ensuring practical triggers are built into the construction programme that won't cause unnecessary delay.

In accordance with the committee resolution, planning permission can now be granted should the Head of Planning and Building Control and the Chair of Planning Committee agree the changes as set out above.

A draft word document listing the most up to date conditions is appended.

RECOMMENDATION:

That Planning Permission be granted, subject to the above minor amendments to the conditions described above.

Alan Kilroe
Head of Planning and Building Control

16 June 2025