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L36 9FB

07 June 2024

Our ref: DPA/JWI/JFAR/U0008399

Your ref: 20/00494/HYB

Dear Clare,

**Section 96A, Town and Country Planning Act 1990 (as amended) Submission of a Non-Material
Amendment: 20/00494/HYB - Symmetry Park, Merseyside**

Please find enclosed an application for a non-material amendment submitted on behalf of our client, Tritax Symmetry Merseyside 1 Limited ("the Applicant"), in accordance with Section 96A of the Town and Country Planning Act 1990 (as amended).

The application can be described as:

"Non-material amendment to application 20/00494/HYB to allow for minor amendments to the approved plans".

The application has been submitted electronically via the Planning Portal (Portal reference: PP-13068012) and includes the following documents:

- Planning Application Form (signed and dated)
- Illustrative Masterplan ref: 18128_P0006[Z-3]
- Unit 01 Site Plan ref: 18128_P0400[P]
- Unit 01 Roof Plan ref: 18128_P0403[J]
- Unit 01 Fencing Details ref: 18128_P0407[P]
- Unit 01 External Finishes Plan ref: 18128_P0410[K]
- Unit 01 Primary Substation Fencing Details ref: 18128_P0411[A]

A payment in the amount of £293.00 has been made to Knowsley Metropolitan Borough Council via the Planning Portal, this being the requisite application fee in this instance.

Background

Hyrid Planning permission 20/00494/HYB ("the Hybrid Permission") was granted on 04 March 2022 for the redevelopment of the former Cronton Colliery comprising the following description of development:

"Hybrid planning application comprising: Full application for the development of 161,900 sqft (15,041 sqm) (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 sqft (77,862 sqm) (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 connection existing M62 footbridge with proposed country park; and associated works." (reference: 20/00494/HYB)."

The Hybrid Permission covers an area of approximately 50.8 hectares (ha) and is split into two distinct phases of development (i.e. the full element and the outline element).

In the full area, permission has been granted for the development of 'Unit 01' which is now complete and has been let to Yodel. A non-material amendment (NMA) relating to the full area was previously approved on 31 May 2023 (20/00494/NMA) to allow for minor amendments to the approved layout. The drawings listed in Schedule 1 of the 20/00494/NMA decision notice comprises the most up to date list of approved plans for the full area.

In the outline area, reserved matters consent (reference: 22/00162/REM) known as "RM1" was granted on 30 June 2023 for the development of two units. This permission was superseded by a second reserved matters permission known as "RM2" which was granted on 19 March 2024 for the development of Unit 02 (reference: 23/01949/REM). A third reserved matters application known as "RM3" (reference: 24/00145/REM) is currently awaiting determination for the development of the final two units: Units 03 and Unit 04.

This current NMA application seeks to make further amendments to a number of the approved plans to accommodate minor changes to the layout in the full area (i.e. where Unit 01 is located). Further details are provided below.

Proposed Amendments

This NMA comprises the following amendments, further details of which are provided below:

- Inclusion of additional fencing to the North of Unit 01;
- Inclusion of car parking;

The proposed amendments to the layout include the addition of a fence along the northern boundary of the site following ongoing engagement with local residents who have expressed a desire for additional screening in this area. Whilst the impacts of Unit 01 (including the degree of screening) have already been assessed and accepted, Tritax is committed to working positively and collaboratively with local residents and has agreed to provide additional privacy to the residents north of Unit 01. The fence will consist of a 2.0m high close board timber fence which will run along the northern boundary of the Unit 01 car park. The Unit 01 Fencing details plan (ref: 18128_P0407[N]) has been updated to show its location.

The Unit 01 layout has also been updated to include a small section of the proposed carpark associated with Units 03 and 04 as shown on the submitted existing unit 01 layout plan (18128_P0400[P]). This area of parking directly relates to Unit 03 which is subject to the pending reserved matters application reference: 24/00145/REM. The northeastern edge of the Unit 03 car park encroaches into the full area and as such it is necessary to regularise the Hybrid Permission via this NMA application.

Finally, details of the substation located to the east of the Unit 01 access road were submitted as part of the previous NMA (ref: 20/00494/NMA). However, these details were not included in the list of approved plans shown on the NMA decision notice, albeit it is noted within the Officer's report that the substation clearly formed part of the application and was considered and accepted. It is requested that the details previously submitted are regularised by this NMA and listed as approved details for the avoidance of any doubt.

For ease of reference, the table below sets out the previously approved documents/drawings and the drawings which form part of this NMA application.

Previously Approved Drawings	Drawings to be considered as part of this application
Proposed Illustrative Masterplan (Reference: P0006 Rev. Z-1)	Proposed Illustrative Masterplan (Reference: P0006 Rev. Z-3)
Proposed Unit 01 Site Plan (Reference: P0400 Rev. N)	Proposed Unit 01 Site Plan (Reference: P0400 Rev P)
Proposed Unit 01 Roof Plan (Reference: P0403 Rev. H)	Proposed Unit 01 Roof Plan (Reference: P0403 Rev. J)
Proposed Unit 01 Fencing Details (Reference: P0407 Rev. M)	Proposed Unit 01 Fencing Details (Reference: P0407 Rev. P)
Proposed Unit 01 External Finishes Plan (Reference: P0410 Rev. J)	Proposed Unit 01 External Finishes Plan (Reference: P0410 Rev K)
N/A	Unit 01 Primary Substation Fencing Details (Reference: P0411 Rev A)

It is considered that the amendments outlined above do not constitute a material change to the approved Hybrid Permission and as such can be dealt with through the non-material amendment procedure under Section 96A of the Town and Country Planning Act 1990 (as amended).

I trust that the above information is sufficient for the Council to determine this application within the statutory period; however, should you require any additional information or wish to discuss the proposal further, please contact myself or of this office.

Yours sincerely,

Associate

