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11 July 2024

Our ref: DPA/JWI/JFAR/U0008399

Your ref: 23/01949/REM

Dear Clare,

**Section 96A, Town and Country Planning Act 1990 (as amended) Submission of a Non-Material
Amendment: 23/01949/REM - Symmetry Park, Merseyside**

Please find enclosed an application for a non-material amendment submitted on behalf of 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 23/01949/REM to allow for minor amendments to the approved plans".

The application has been submitted electronically via the Planning Portal (Portal reference: PP-13122778) and includes the following documents:

- Planning Application Form (signed and dated);
- Design and Access Statement Rev. P02;
- Proposed Illustrative Masterplan – Reference: P0602 Rev. P11;
- Unit 02 Site Plan – Reference: 0603 Rev. P09;
- Unit 02 Building Plan - Reference: 1001 Rev. P04;
- Unit 02 Office Plan – Reference: 1002 Rev. P04;
- Unit 02 Roof Plan – Reference: 1003 Rev. P03;
- Unit 02 Elevations – Reference: 1301 Rev. P04;
- Unit 02 External Finishes – Reference: 0701 Rev. P09;
- Unit 02 Gatehouse Details – Reference: 0801 Rev. P05;
- Unit 02 Cycle Shelter – Reference: 0703 Rev. P05;
- Unit 02 Sprinkler Tank and Switch Room Details – Reference: 0705 Rev. P06;

- Unit 02 Bin Store – Reference: P0704 Rev. P05;
- Unit 02 Building Sections – Reference: 1101 Rev. P03;
- Planting Site Plan – Reference: MAN.1453.007.ENZ.XX.00.DR.L.45.002 Rev. PL06; and
- Soft Landscaping Schedule – Reference: 1453.007.ENZ.00.XX.SH.L.45.001 PL04

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

Hybrid planning permission 20/00494/HYB was granted on 04 March 2022 for up to 1m sqft of industrial and logistics floorspace (“the Hybrid Permission”), comprising 161,900sqft in detail and up to 838,100sqft in outline. Reserved matters approval was granted on 19 March 2024 (reference: 23/01949/REM) for the development of 272,091 (GIA) of storage and distribution floorspace (referred to as Unit 02) in the outline area of the Hybrid Permission.

This non-material amendment (NMA) application seeks to amend the list of approved documents to accommodate minor changes to the layout which are detailed within this letter and the supporting submission documents.

Proposed Amendments

The proposed non-material amendments relate to non-material changes to Unit 02 itself as well as amendments to the wider layout of the Unit 02 development plot. The changes are summarised below along with a table of updated drawing references for ease of reference.

Unit 02

- The haunch height of Unit 02 has been reduced from 20m to 17.9m as shown on the updated Unit 02 elevation drawing.
- The Unit has been repositioned slightly (1m south-west and 3.5m north-west) due to an updated topographical survey as shown on the updated Unit 02 Site Plan. For the avoidance of doubt, while some land within the ownership of the Coal Authority is situated within the Unit 02 boundary, the Coal Authority has been engaged throughout the development process of the wider site, and was notified of the original proposals. This NMA application seeks to regularise the alignments following an updated topographical survey.
- The building area has been reduced from 272,091 sqft (GIA) to 272,026 sqft (GIA) as shown on the updated Illustrative Masterplan.
- The approved Unit 02 Building Plan has been updated to reflect the tender drawings.

Wider Layout

- Minor updates to the Unit 02 Site Plan and Illustrative Masterplan to incorporate the following layout changes:
 - A bypass lane has been included on the access road to the north of Unit 02 to align line with the most recent reserved matters submission for Units 3 and 4 (submitted to separately).

- A retaining wall has been added to the overflow car park to facilitate the carriageway widening and associated bypass lane.
- One car parking space has been relocated from the main parking area to the overflow car park to avoid the retaining wall.
- Adjustment of the car park entrance to reflect the above changes.
- The surfacing of the overflow car park is proposed to change from 'road grade block paving on sandbed in charcoal' to 'permeable block paving in driveline priora, colour charcoal' as shown on the External Finishes Plan.
- The landscaping drawings have been updated to reflect the changes to the layout. This includes updating the tree sizes to 12-14cm girth heavy standard trees and altering the planting densities as previously agreed with the Council's landscaping officer during discussions in March.

For the avoidance of doubt, the updated drawing references are included in the table below.

Previously approved drawings	Updated drawings for the current NMA application
Proposed Illustrative Masterplan – Reference: P0602 Rev. P09	Proposed Illustrative Masterplan – Reference: P0602 Rev. P11
Unit 02 Site Plan – Reference: P0603 Rev. P07	Unit 02 Site Plan – Reference: P0603 Rev. P09
Unit 02 Building Plan - Reference: P1001 Rev. P03	Unit 02 Building Plan - Reference: P1001 Rev. P04
Unit 02 Office Plan – Reference: P1002 Rev. P02	Unit 02 Office Plan – Reference: P1002 Rev. P04
Unit 02 Roof Plan – Reference: P1003 Rev. P02	Unit 02 Roof Plan – Reference: P1003 Rev. P03
Unit 02 Elevations – Reference: P1301 Rev. P03	Unit 02 Elevations – Reference: P1301 Rev. P04
Unit 02 External Finishes – Reference: P0701 Rev. P07	Unit 02 External Finishes – Reference: P0701 Rev. P09
Unit 02 Fencing Details – Reference: P0702 Rev. P04	Unit 02 Fencing Details – Reference: P0702 Rev. P06
Unit 02 Gatehouse Details – Reference: P0801 Rev. P03	Unit 02 Gatehouse Details – Reference: P0801 Rev. P05
Unit 02 Cycle Shelter – Reference: P0703 Rev. P03	Unit 02 Cycle Shelter – Reference: P0703 Rev. P05
Unit 02 Sprinkler Tank and Switch Room Details – Reference: P0705 Rev. P04	Unit 02 Sprinkler Tank and Switch Room Details – Reference: P0705 Rev. P06
Unit 02 Bin Store – Reference: P0704 Rev. P03	Unit 02 Bin Store – Reference: P0704 Rev. P05
Unit 02 Building Sections – Reference: P1101 Rev. P02	Unit 02 Building Sections – Reference: P1101 Rev. P03
Planting Site Plan – MAN.1453.007.ENZ.XX.00.DR.L.45.002 Rev. PL03	Planting Site Plan – Reference: MAN.1453.007.ENZ.XX.00.DR.L.45.002 Rev. PL06
Landscape Specification - MAN.1453.008.ENZ.00.00.RP.L.45.001	Soft Landscaping Schedule – Reference: 1453.007.ENZ.00.XX.SH.L.45.001 PL04

Proposed Unit 2 Levels Ref: L005-TIE-ZZ-XX-DR-C6053_T5	Proposed Unit 02 Levels T_18_2126_DRG_60-53-T12
Proposed Earthworks L005-TIE-ZZ-XX-DR-C-6040_P2	Proposed Country Park Earthworks L005-TIE-ZZ-XX-DR-C-6040_P3

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 Jodie Farnill of this office.

Yours sincerely,



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Associate

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