

Clare Appleyard
Knowsley Metropolitan Borough Council
PO Box
26 Archway Road
Huyton
L36 9FB

Our ref: DPA/JFAR/U0008399

Your ref: 23/01949/REM

23 April 2025

Dear Clare,

Section 96A, Town and Country Planning Act 1990 (as amended)
Submission of a Non-Material Amendment: 23/01949/REM – Unit 02, 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 remove condition 04 (loop road drawings) attached to reserved matters permission 23/01949/REM”.

The application has been submitted electronically via the Planning Portal (reference: PP-13949118). A payment in the amount of £298.00 has been made to Knowsley Metropolitan Borough Council via the Planning Portal, this being the requisite 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 unit 02 in the outline area of the Hybrid Permission (“RM2”).

RM2 includes the following condition which requires full construction standard drawings of the loop road prior to occupation.

Planning Condition 04:

“Before the first occupation of Unit 2, full construction standard drawings showing the internal road network being built to the southwestern boundary of the site, where it adjoins the former the former mineral railway line, shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall include the following;

- *The proposed road ground level and levels details of any regrading of the land;*
- *Construction details of the road to an adoptable standard including materials;*
- *Full details of the proposed highway drainage;*
- *Indicative details of how the road will cross the former mineral line and connect to the development site to the south;*
- *Details of any retaining structures;*
- *Tree protection measures relating to G11 and any further measures required to protect these trees through an updated Arboricultural method statement;*
- *Timetable for implementation.*

The agreed details shall be implemented in accordance with a timetable for implementation that has first been submitted to and approved in writing by the Local Planning Authority prior to the occupation of Unit 02 and retained thereafter, unless otherwise agreed in writing with the Local Planning Authority. The road connecting to the southwestern boundary of the Site shall remain open for use and shall not be obstructed or closed off, unless otherwise agreed in writing with the Local Planning Authority.”

Proposed Non-Material Amendment

This application seeks to remove planning condition 04 from RM2. A similarly worded planning condition (draft condition 18) has been applied to reserved matters application (“RM3”) for the development of units 03 and 04 (24/00145/REM). As a result, details relating to the loop road will be required at later stage either before the occupation of units 03 and 04 or in accordance with a timetable of implementation agreed with the Council prior to occupation.

The inclusion of this condition on RM3 indicates that the necessary details for the loop road do not need to be submitted and approved before the occupation of unit 02; they can be provided later. The development of the loop road is a complex process that requires collaboration with neighbouring landowners, including MARO (reference: 22/00587/FUL) to finalise the scheme and this is not something that can be expedited prior to the occupation of unit 02.

As such if condition 04 remains, it will prevent the occupation of unit 02, which is complete and ready for occupation. The principle of removing this condition has previously been discussed with Kevin Foster and Clare Appleyard during previous meetings relating to the hybrid permission.

I trust that the above information is sufficient for the Council to determine this NMA 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,

A handwritten signature in black ink, appearing to read 'DP', with a long horizontal stroke extending to the right.

Dominic Page
Partner

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