

Our Ref: 04C201730
Your Ref: PP-11524656

20th September 2022

Kevin Foster
Knowsley Metropolitan Borough Council
Municipal Buildings
Huyton
L36 9UX

Dear Kevin,

**LAND AT MERCURY 62 – SUBMISSION OF FULL PLANNING APPLICATION FOR
EMPLOYMENT DEVELOPMENT**

On behalf of our client, Maro Developments Ltd ('the Applicant'), please find enclosed a full planning application for a proposed Class B8 warehouse with ancillary office accommodation on land to the north of Cronton Road and south of the M62, Widnes ('the Site').

The description of development as stated on the planning application forms is:

"Full planning permission for the erection of a single unit (Use Class B8) with ancillary offices, ancillary outbuildings, access, landscaping, service yard, car parking, servicing and all ancillary enabling works."

The planning application is accompanied by a comprehensive suite of supporting documents and drawings. The scope of submission has been agreed with Officers during pre-application discussions. A submission schedule is enclosed with this letter, including a drawing list.

The application is submitted electronically through the Planning Portal (Ref. PP-11524656). A payment of £70,363.20. to cover the requisite application fee will be made directly to the Planning Portal by Maro Development Ltd. This figure includes the service charge of £32.20.

I trust that the enclosed information will enable you to validate the submission swiftly. If you have any queries at all, or require any further details from us, please do not hesitate to contact me.



Yours sincerely,

Joseph Smith
Senior Planner
Joseph.smith@avisonyoung.com

For and on behalf of Avison Young (UK) Limited

Enc: Application Submission Schedule & Drawing List

Document	Reference	Author
Drawings		
Site Location Plan	17021-FRA-AV-XX-DR-A-0101	Fletcher Rae
Existing Site Plan	17021-FRA-AV-XX-DR-A-0102	Fletcher Rae
Proposed Site Plan	17021-FRA-AV-XX-DR-A-0501	Fletcher Rae
Proposed Site Sections	17021-FRA-AV-XX-DR-A-0701	Fletcher Rae
Proposed Site Sections 2	17021-FRA-AV-XX-DR-A-0702	Fletcher Rae
Cycle Shelter Details	17021-FRA-AV-XX-DR-A-0901	Fletcher Rae
Proposed Waste Compound Details	17021-FRA-AV-XX-DR-A-0902	Fletcher Rae
Proposed Gatehouse	17021-FRA-AV-XX-DR-A-0903	Fletcher Rae
Proposed Boundary Treatments	17021-FRA-AV-XX-DR-A-0905	Fletcher Rae
Proposed Ground Floor GA Plan	17021-FRA-AV-XX-DR-A-2001	Fletcher Rae
Proposed Office GA Plans	17021-FRA-AV-XX-DR-A-2002	Fletcher Rae
Proposed Roof Plan	17021-FRA-AV-XX-DR-A-2003	Fletcher Rae
Proposed GA Elevations- CAD	17021-FRA-AV-XX-DR-A-2101	Fletcher Rae
Proposed GA Elevations- Colour	17021-FRA-AV-XX-DR-A-2101	Fletcher Rae
Proposed GA Sections	17021-FRA-AV-XX-DR-A-2201	Fletcher Rae
Detailed Planting Plan	CLDP-075-P01b	Annabelle Langhorne
Standalone Reports		
Arboricultural Impact Assessment	July 2022	Urban Green
Bat and Bird Box Plan	July 2022	Urban Green
Biodiversity Enhancement Management Plan	July 2022	Urban Green
Biodiversity Net Gain Assessment	July 2022	Urban Green
Design and Access Statement	September 20022	Fletcher Rae
Economics Benefit Statement/ Social Value Strategy	July 2022	Avison Young
External Lighting Statement	3944-HAN-ZZ-XX-RP-MEP-006	Hannan Associated
Factual Ground Investigation Report	2956 - 02	Integra
Flood Risk Assessment	2956-FRA	Integra
Historic Environment Desk-Based Assessment	July 2022	Orion
Landscape and Ecological Management Plan	July 2022	Annabelle Langhorne

Document	Reference	Author
Noise Impact Assessment	P3603/R4/WJK	AEC
Phase 1 Site Investigation	2956 - 01	Integra
Phase 2 Site Investigation	HG62-BWB-ZZ-XX-RP-YE-0001_Ph2	BWB
Planning Statement	September 2022	AY
Preliminary Ecological Appraisal	June 2022	Urban Green
Environmental Statement		
Volume 1: Non- Technical Summary		Egniol
Volume 2: Main Text		Egniol
Chapter 1: Introduction		Egniol
Chapter 2: Approach		Egniol
Chapter 3: Site Description		Egniol
Chapter 4: Alternatives		Egniol
Chapter 5: The proposed Development		Egniol
Chapter 6: Ecology		Urban Green
Chapter 7: Flood Risk and Drainage		Integra
Chapter 8: Traffic and Transport		Mott McDonald
Chapter 9: Air Quality		Redmore
Chapter 10: Cumulative Effects		Egniol
Chapter 11: Summary of Mitigation and Residual Effects		Egniol
Volume 3: Appendices		Egniol et al.