

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

FAO Clare Appleyard

Our ref: DPA/JFAR/U0008399

Your ref: 20/00494/HYB

18 February 2026

Dear Clare

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

On behalf of Newmark's client, Tritax Symmetry Merseyside 1 Limited ("the Applicant"), please find enclosed an application submitted under Section 96A of the Town and Country Planning Act 1990 (as amended) to amend the wording of Condition 36 (M62 boundary treatment details) as attached to Hybrid Permission reference 20/00494/HYB ("the Hybrid Permission").

The application can be described as:

"Non-material amendment to amend the wording of planning Condition 36 (M62 boundary treatment details) pursuant to hybrid permission 20/00494/HYB"

The application has been submitted electronically via the Planning Portal (reference: PP-14697019) and payment has been made to Knowsley Metropolitan Borough Council ("the Council") in the amount of £298 this being the requisite statutory application fee in this instance.

Background

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).”

Planning condition 36 of the Hybrid Permission requires details of boundary treatments along the M62 motorway corridor to be submitted for approval by the local planning authority on submission of reserved matters. The condition, as currently worded, states:

“Any subsequent reserved matters application in respect of land that adjoins the M62 motorway corridor, pursuant to this approval shall provide details of boundary treatments along the M62 motorway boundary for the written approval of the Local Planning Authority. The boundary treatment shall be a solid structure not less than two metres in height and located at least 1 metre within the site boundary. The agreed details shall be implemented in full and maintained at all times thereafter.

Reason: To ensure a robust boundary to restrict any possible access to the motorway is provided.”

Reserved matters permission for Units 3 and 4 (ref: 24/00145/REM) was granted on 20 August 2025. That application included details to discharge all conditions attached to the Hybrid Permission with the trigger *“On Submission of Reserved Matters”*, which included Condition 36. The information submitted to discharge Condition 36 included an Illustrative Masterplan, Unit 03 Fencing Plan and Unit 04 Fencing Plan.

All *‘On Submission of Reserved Matters’* conditions were subsequently discharged in September 2025, save for Condition 36 which could not be discharged, as National Highways requested further geotechnical information to enable robust assessment of the fencing.

Accordingly, Conditions 05 and 06 were imposed on 24/00145/REM at the request of National Highways. Condition 05 requires additional geotechnical ground reports for approval, and Condition 06 requires full details of the M62 boundary treatments (including appearance and exact siting) to be approved prior to commencement of development.

As a result, Hybrid Condition 36 remains outstanding. To avoid duplication and to ensure there are no outstanding reserved matters condition requirements for Units 03 and 04, the Applicant seeks to amend Condition 36 from a precedent condition requirement to a compliance condition, with the detailed design of the boundary treatment now secured through Condition 06 of 24/00145/REM.

Proposed Non-material Amendment

The principle of amending Condition 36 has been discussed and agreed in principle with you prior to submission of this application. In your email of 7 July 2025, you advised that Condition 36 could be amended via Section 96A (“NMA”) on the basis that the reserved matters submission included high

level details of the M62 fencing, with exact details to be provided pursuant to Conditions 05 and Condition 06 of 24/00145/REM.

Further to our correspondence of 13 October 2025, it was agreed that the following revised wording would be acceptable:

“Any subsequent reserved matters application in respect of land that adjoins the M62 motorway corridor, pursuant to this approval shall provide indicative details of the location of boundary treatments along the M62 motorway boundary. ~~for the written approval of the Local Planning Authority.~~ The boundary treatment shall be a solid structure not less than two metres in height and located at least 1 metre within the site boundary. ~~The agreed details shall be implemented in full and maintained at all times thereafter.~~

Reason: To ensure appropriate space is incorporated within a future site layout accompanying any reserved matters application to facilitate the provision of a robust boundary to restrict any possible access to the motorway. ~~is provided.~~

This application seeks to amend the wording of Condition 36 on that basis.

Summary

This NMA application seeks to amend Hybrid Condition 36 from an “*On Submission of Reserved Matters*” condition to a compliance condition to ensure that there are no outstanding reserved matters condition requirements for Units 03 and 04, while leaving the detailed boundary treatment to be secured under Condition 06 of 24/00145/REM.

I trust that the above information is sufficient to enable the Council to determine this NMA within the statutory period of 28 days. However, should you require any further information or wish to discuss the proposal in more detail, please do not hesitate to contact either myself or Jodie Farnill at this office.

Yours sincerely,

Dominic Page
Partner