

From: North1 <north1@planninginspectorate.gov.uk>
Sent: 20 April 2026 10:39:05 UTC+01:00
To: "Abigail Knowles" <abigail.knowles@lichfields.uk>
Cc: "dcconsultations@knowsley.gov.uk" <dcconsultations@knowsley.gov.uk>
Subject: Appeal 6007472 (Land to north and east of Rose Farm, Chapel Lane, Widnes, WA8 4NX) (23/01037/OUT())

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Dear Brian O'Connor,

Thank you for your appeal.

The Planning Inspectorate determines the procedure under section 319A of the 1990 Planning Act (as amended) by applying the published Criteria for determining the procedure for planning, enforcement, advertisement and discontinuance notice appeals - GOV.UK (www.gov.uk)

Your appeal has been triaged by a Senior Inspector Manager who has decided it should follow the hearing procedure because much of the evidence will need to be tested.

I should advise that, whilst these views are based on the material and evidence currently before us, it remains open to the Secretary of State to review the appropriateness of the hearing procedure and invoke the provisions of section 319A of the Town and Country Planning Act 1990 (as amended).

Missing documentation

Your appeal has been checked, and it is currently invalid.

For the appeal to be made valid, the following missing documents must be submitted by 27 April 2027:

- 1. We require a plan showing the appeal site marked in red, with at least one well-established named road identified.*
- 2. We require a unredacted copy of the application form that show full details of the Certificate A and B.*

Hearing Statement

There are no "proofs of evidence" in the hearing procedure and therefore no further opportunities for you to submit representations once your appeal has been started, unless they are specifically invited, or their submission is agreed, with the appointed Inspector.

Please can you confirm within 7 days if your statement is complete or if you were intending to submit further evidence at a later stage.

If you need to revise your statement further to the change of procedure, then I will agree a reasonable extension of time for you to do so.

North1

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