

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

Our ref: DPA/JFAR/U0008399

Your ref: 20/00494/HYB

07 April 2025

Dear Clare,

Section 96A, Town and Country Planning Act 1990 (as amended) Submission of a Non-Material Amendment: 20/00494/HYB - 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 vary the wording of condition 44 of hybrid permission 20/00494/HYB"

The application has been submitted electronically via the Planning Portal (Portal reference: PP-13843135). A payment in the amount of £298.00 has been made to Knowsley Metropolitan Borough Council via the Planning Portal, this being the requisite application fee in this instance.

As this application is for a non-material amendment to the approved planning permission 20/00494/HYB ("the hybrid permission"), the original and approved site location plan has been submitted.

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).”

The hybrid covers an area of approximately 50.8 hectares (ha) and is split into two distinct phases of development (i.e. the full element and the outline element).

In the full area, permission has been granted for the development of ‘Unit 01’ which is now complete and has been let to Yodel.

In the outline area reserved matters approval (“RM2”) has been granted for the development of Unit 02 (reference 23/01949/REM). A separate reserved matters application for the development of units 03 and 04 (“RM3”) was approved by planning committee and the decision notice is expected to be issued imminently (reference: 24/00145/REM).

Proposed NMA

This non-material amendment application seeks to vary the wording of planning condition 44 of the hybrid permission which restricts the occupation of any building in the outline area (i.e. Units 02, 03 and 04) until details of the provision of bus stops within the site and a timetable for their implementation is submitted and approved by the LPA.

The condition as currently drafted therefore prevents the occupation of Unit 02, which is nearing completion, until details of the bus stop provision within the site is provided.

The provision of bus stops within the site is linked to the delivery of the internal estate road (or loop road). The loop road has not yet been constructed, and details of its construction will be secured by draft planning condition 18 attached to RM3 prior to the occupation of Units 03 and 04, whichever is the latest.

As such the bus stop details are not yet known and the intention of the NMA is therefore to amend the condition trigger to provide details of the bus stops prior to first occupation of Unit 03 or 04, in line with the above condition, which will allow Unit 02 to be occupied in the meantime.

The full wording of condition 44 is provided below, along with the suggested amendment. For clarity, the non-material amendment has been underlined and text proposed to be deleted is struck through.

“Prior to the occupation of unit 03 or 04 (approved by reserved matters permission 24/00145/REM and shown on plan reference 22605-UMC-XXXX-SI-DR-A-0671) whichever is first, ~~any building approved as part of any subsequent reserved matters approval~~ details of the provision of bus stops within the site and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the agreed details and timetable and be retained thereafter”.

It is worth noting that existing bus stops are located on Cronton Road directly outside of the site and will allow staff and visitors to travel sustainably to the site prior to the internal bus route coming forward.

The approach of submitting the NMA to amend the trigger of this condition has been agreed prior to submission as confirmed by email correspondence dated 13 February 2025.

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,

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

Dominic Page
Partner

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