



Knowsley Council

Tritax Symmetry Merseyside 1 Limited
c/o Dominic Page - Newmark Gerald Eve LLP
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1 Marsden Street
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United Kingdom

Our Ref: 23/01949/NMA1

Date: 27 May 2025

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 96A
APPLICATION FOR NON-MATERIAL CHANGE TO PLANNING PERMISSION

LOCATION: Site Of Cronton Colliery, Cronton Road, Cronton, Knowsley, L35 1QR

I refer to your application for a non material amendment which was received on the 24 April 2025. The proposed amendment(s) as listed below have been considered under s96A of the Town and Country Planning Act 1990 and have been determined to be non material.

KNOWSLEY MBC HEREBY GRANTS PERMISSION FOR THE FOLLOWING NON-MATERIAL AMENDMENT(S):- NON MATERIAL AMENDMENT TO VARY CONDITION 4 (LOOP ROAD DRAWINGS/DELIVERY) TO SECURE THE DETAILS WITHIN 18 MONTHS OF OCCUPATION OF UNIT 02 ATTACHED TO RESERVED MATTERS CONSENT 23/01949/REM (APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (SCALE, ACCESS, APPEARANCE, LAYOUT AND PARTIAL LANDSCAPING) COMPRISING OF THE DEVELOPMENT OF 272,091 (GIA) OF STORAGE SPACE AND DISTRIBUTION FLOORSPACE (USE CLASS B8) AND ANCILLARY OFFICES (USE CLASS E(g)), PROVISION OF INFRASTRUCTURE SUBMITTED PURSUANT TO PLANNING PERMISSION 20/00494/HYB)

The proposed amendments listed above are approved subject to the following condition(s):-

1.The development shall be carried out in accordance with the approved plans and conditions attached to the reserved matters consent issued under reference 23/01949/REM except where superseded by approved non-material amendment application reference 23/01949/NMA and this decision notice.

Reason: For the avoidance of doubt.



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2. Condition 4 of reserved matters consent reference 23/01949/REM is amended to read as follows:

Within 18 months of occupation of Unit 2, full construction standard drawings showing the internal road network being built to the southwestern boundary of the site (the loop road and associated works) 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 loop road and associated works approved above shall be implemented in accordance with the approved timetable for implementation and the approved details. The loop road shall then be 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.

Reason: To ensure the delivery of a comprehensive development and ensure an alternative future access into the site is provided.

Please note that this is not a decision under Building Regulations and separate consent may be required. Please contact Building Control for more information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Dubon', is written over a horizontal line.

Executive Director - Regeneration and Economic Development