



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

Application No: 22/00162/REM

Name and address of applicant

Tritax Symmetry Merseyside 1 Limited
C/o Gerald Eve LLP
No.1 Marsden Street
Manchester
M2 1HW

Name and address of agent

Gerald Eve LLP
No.1 Marsden Street
Manchester
M2 1HW

Date of Receipt: 15 March 2022

Date Valid: 15 March 2022

Address/Location Of Development

Former Site Of Cronton Colliery
Cronton Road
Cronton
Knowsley
L35 1QR

Description of Development

APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO PERMISSION 20/00494/HYB (HYBRID PLANNING APPLICATION COMPRISING: FULL APPLICATION FOR THE DEVELOPMENT OF 161,900 SQ FT (15,041 SQ M) (GIA) OF STORAGE AND DISTRIBUTION FLOORSFACE (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 SQ FT (77,862 SQ M) (GIA) OF STORAGE AND DISTRIBUTION FLOORSFACE (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 CONNECTING EXISTING M62 FOOTBRIDGE WITH PROPOSED COUNTRY PARK; AND ASSOCIATED WORKS) -

APPROVAL SOUGHT FOR (SCALE, ACCESS, APPEARANCE, LAYOUT AND LANDSCAPING)

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Reserved Matters Approval has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2. Prior to the first use of the buildings, the mitigation measures stated in the E3P Noise Impact Assessment for Symmetry Park, reference 50-356-R1-4, dated October 2022, shall have been completed in full. For the avoidance of doubt, as a minimum, this includes:
 - The 4-metre-high barriers around the service yard of unit 2
 - The 3-metre bund with a 2.5 metre acoustic fence on top. The specification of the acoustic fence must be agreed in writing with the local planning authority before its construction begins.

Reason: To ensure the nearby residential properties are suitably protected against the noise impacts of the development.

3. Prior to the first occupation of each approved unit, a detailed Noise Management Plan and Noise Mitigation Plan, the scope of which has been agreed with the local planning authority, shall be submitted to and agreed in writing with the local planning authority. Each respective unit shall then be operated in full accordance with the agreed plans.

Reason: To ensure the nearby residential properties are suitably protected against the noise impacts of the development.

4. Notwithstanding the details submitted on the approved plans, details of all hard and soft landscaping on land within and around Unit 02 (as identified on plan reference 21351_P0602 Revision U) shall be submitted to and approved in writing by the Local Planning Authority before Unit 02 is first occupied. The agreed details shall be implemented in full before the first occupation of Unit 02.

For the avoidance of doubt the details shall relate to all land surfaces not built upon and shall include:

- a) hard surfaced areas and materials,
- b) planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
- c) existing plants / trees to be retained
- d) A detailed regime for the ongoing and longer-term maintenance of all soft landscaping is also required to be submitted for approval.

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next

planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

5. Visibility splays of 2.4m x 70m at the vehicular accesses into the site shall be provided before the first occupation of Unit 03. Any planting or structures within the area of the visibility splay shall be no higher than 0.6 metres.

Reason: To ensure the proposed access points are safe and do not give rise to any highway safety issues.

6. Visibility splays of 2.4m x 70m at the vehicular accesses into the site shall be provided before the first occupation of Unit 02. Any planting or structures within the area of the visibility splay shall be no higher than 0.6 metres.

Reason: To ensure the proposed access points are safe and do not give rise to any highway safety issues.

7. Before the first occupation of Unit 2 or 3, whichever is latest, (as shown on plan reference 21351_P0602 Revision U), full construction standard drawings showing the internal road network being built to the southwestern boundary of the site, 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 details.

- The proposed road ground level and levels details of any regrading of the land
- Construction details of the road to an adoptable standard
- 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.

The agreed details shall be implemented in full before the first occupation of unit 2 and retained thereafter.

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

8. Notwithstanding the details submitted on the approved plans, details of all external materials on the elevations of Unit 02 (as identified on plan reference 21351_P0602 Revision U) shall be submitted to and approved in writing by the Local Planning

Authority before Unit 02 is first occupied. The agreed details shall be implemented in full before the first occupation of Unit 02.

Reason: To ensure the building is of acceptable appearance.

9. Notwithstanding the details submitted on the approved plans, details of all boundary treatments for Unit 02 (as identified on plan reference 21351_P0602 Revision U) shall be submitted to and approved in writing by the Local Planning Authority before Unit 02 is first occupied. The agreed details shall be implemented in full before the first occupation of Unit 02.

Reason: To ensure the provision of acceptable boundary treatment to the site.

10. Notwithstanding the details submitted on the approved plans, details of the Gatehouse serving Unit 02 (as identified on plan reference 21351_P0602 Revision U) shall be submitted to and approved in writing by the Local Planning Authority before Unit 02 is first occupied. The agreed details shall be implemented in full before the first occupation of Unit 02.

Reason: To ensure the Gatehouse is of an acceptable appearance.

11. No development shall commence in respect of unit 02, with the exception of remediation or groundworks, until a detailed SUDS based drainage scheme on the principles of The SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), has been submitted and approved in writing by the Local Planning Authority (LPA) for each phase unless otherwise agreed in writing. The applicant should provide suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out below. The maximum rate of discharge, off-site, shall not generally exceed a greenfield runoff rate. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details. The surface water and drainage strategy, detailed design drawings, calculations and supporting information shall be expected to consider the following elements:

(i) Evidence and justification that in selecting drainage features for post-development situation the surface water drainage discharge hierarchy has been followed. As requested by National Planning Practice Guidance applications should aim to discharge surface water runoff as high up the following hierarchy of drainage options as reasonably practicable:

- into the ground (infiltration)
- to a surface water body to a surface water sewer, highway drain, or another drainage system, and
- to a combined sewer.

Any drainage strategy proposal should clearly demonstrate how the movement down the hierarchy has been considered and that the selection of the most appropriate set of SuDS techniques has taken into account the site geological and topographical characteristics. To assess the feasibility of infiltration techniques as part of the proposed drainage strategy, evidence must be provided to show that a suitable number of soakaway tests have been completed for the outline area (or any phase within) within different geology and to a suitable depth (i.e. a similar depth to the proposed infiltration devices). The tests should be completed according

to the BRE 365 method and their results should be submitted with the full application.

- (ii) inclusion of the site land drain map, their connectivity and, where they are compromised by new development, proposals for an alternative land drain.
- (iii) Evidence that surface water will not utilise motorway drainage or result in any overland flows to the M62 motorway.
- (iv) An assessment of groundwater levels on the site, their likely variations and, in the event that the assessment shows that groundwater levels will be high, details of mitigation measures proposed by the applicant to prevent groundwater flooding to new development.
- (v) Model Information (Micro Drainage or similar approved) to include a plan showing pipework model numbering and network details.
- (vi) Results showing all the modelling criteria and summary network results attenuation ponds for critical 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% CC storm events showing maximum water level, flow and velocity and details of any surface flooding anticipated are required.
- (vii) A drawing showing the proposed impermeable and permeable areas, suitably annotated.
- (viii) Drainage plan showing drainage layout, manholes including cover and invert levels, proposed levels, pipe sizes and gradients, all on -line controls, on and off line storage structures and outfall details.
- (ix) Plan showing overland exceedance routes in the event of a failure of the system or storm event in excess of the 1 in 100 + 30% CC storm event.
- (x) Summary Drainage Report setting out the Drainage Strategy and results of calculations demonstrating compliance with the above.
- (xi) Where third party agreements to construct sewers and to discharge flows are required, then written evidence of these two agreements shall be provided.
- (xii) A timetable for implementation of the drainage works including an assessment of any phasing of the development.
- (xiii) Demonstrating that adequate water quality of the off-site surface water flows (draining into a sewer, watercourse, and ground) in accordance with the Simplified Index Approach as set out within Section 26 of the SUDS Manual (C753) can be achieved during all phases of the development.

Where SUDs are only proposed in part or not at all, then a full justification statement shall be provided to demonstrate why it is not considered appropriate or reasonable.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/03/2022	-	-	HERITAGE IMPACT ASSESSMENT
11/03/2022	12267_R07b_AI A and AMS_JJ_TW_30 1121_Part 1-3	-	ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT PARTS 1- 3
11/03/2022	21351_P0601	REV B	LOCATION PLAN
11/03/2022	21351_P1001	REV E	BUILDING PLAN

11/03/2022	21351_P1002	REV E	OFFICE PLAN
11/03/2022	21351_P1003	REV E	ROOF PLAN
11/03/2022	21351_P1031	REV H	BUILDING ELEVATIONS
22/11/2022	21351_P0702	REV N	UNIT 02 - FENCING DETAILS (1 OF 2)
22/11/2022	21351_P0703	REV G	UNIT 02 - FENCING DETAILS (2 OF 2)
22/11/2022	21351_P0705	REV H	UNIT 02 - CYCLE SHELTER
22/11/2022	21351_P0706	REV H	UNIT 02 - SMOKING SHELTER
22/11/2022	21351_P0707	REV H	UNIT 02 - SPRINKLER TANK AND SWITCH ROOM DETAILS
22/11/2022	21351_P0708	REV E	UNIT 02 - WELFARE UNIT
22/11/2022	21351_P2601	REV G	UNIT 03 - SITE PLAN
22/11/2022	21351_P2701	REV G	UNIT 03 - EXTERNAL FINISHES PLAN
22/11/2022	21351_P2702	REV F	UNIT 03 - FENCING DETAILS
22/11/2022	21351_P2703	REV F	UNIT 03 - GATEHOUSE DETAILS
22/11/2022	21351_P2704	REV F	UNIT 03 - SPRINKLER TANK AND PUMP
22/11/2022	21351_P2705	REV F	UNIT 03 - CYCLE SHELTER
22/11/2022	21351_P2706	REV F	UNIT 03 - BIN STORE DETAILS
22/11/2022	21351_P3001	REV B	UNIT 03 - BUILDING PLAN
22/11/2022	21351_P3002	REV B	UNIT 03 - OFFICES PLAN
22/11/2022	21351_P3003	REV C	UNIT 03 - ROOF PLAN
22/11/2022	VN212041-TR101	REV E	UNIT 02 - WAITING AND LOADING SWEPT PATH ANALYSIS
22/11/2022	VN212041-TR103	REV F	UNIT 02 - CAR PARK LAYOUT REVIEW
22/11/2022	VN212041-TR104	REV F	INTERNAL ACCESS ROAD SWEPT PATH ANALYSIS
22/11/2022	MAN-1453.006.ENZ.XX.00.DR.L.45.000	REV PL05	OVERVIEW PLAN
22/11/2022	MAN.1453.006.ENZ.XX.00.DR.L.45.001	REV PL04	SOFT LANDSCAPE PLAN (1 OF 5)
22/11/2022	MAN.1453.006.ENZ.XX.00.DR.L.45.002	REV PL04	SOFT LANDSCAPE PLAN (2 OF 5)
22/11/2022	MAN.1453.006.ENZ.XX.00.DR.L.45.004	REV PL04	SOFT LANDSCAPE PLAN (4 OF 5)
22/11/2022	MAN.1453.006.ENZ.XX.00.DR.L.45.005	REV PL04	SOFT LANDSCAPE PLAN (5 OF 5)
22/11/2022	MAN.1453.006.ENZ.XX.00.SCH.L.45.001	REV PL05	PLANT SCHEDULE
22/11/2022	7367.024	V5	BIODIVERSITY MITIGATION STRATEGY
22/11/2022	7367.026	V5	BAT AND BIRD BOX SCHEME

16/05/2023	L005-TIE-ZZ-XX-DR-C-6032	REV P2	RM1 - PROPOSED LEVELS
16/05/2023	VN212041-D100	REV G	UNIT 2 - PROPOSED ACCESS JUNCTION ARRANGEMENT
16/05/2023	VN212041-TR102	REV F	UNIT 02 - SERVICE YARD SWEEP PATH ANALYSIS
16/05/2023	L005-TIE-ZZ-XX-DR-C-6009	REV P10	SITE WIDE LEVELS
16/05/2023	21351 P0602	REV U	ILLUSTRATIVE MASTERPLAN
16/05/2023	21351 P0603	REV P	UNIT 2 - SITE PLAN
24/11/2022	L005-TIE-ZZ-XX-DR-C-6007	REV T11	COUNTRY PARK LEVELS
24/11/2022	T/18/2126/FRA	REV 1.3	FLOOD RISK ASSESSMENT
24/11/2022	T_21_2489-55-02	REV P3	UNIT 3 -DRAINAGE LAYOUT
11/03/2022	KST/17049	-	OVERSHADOWING ASSESSMENT
11/03/2022	T/18/2126	REV P4	TEMPORARY DRAINAGE WORKS
08/07/2022	VN212041-TR106	REV B	UNIT 03- CAR PARK LAYOUT REVIEW
08/07/2022	VN212041-TR100	REV C	UNIT 02 - VAN STORAGE SERVICING SWEEP PATH ANALYSIS
08/07/2022	VN212113-D101	REV C	UNIT 03 - PROPOSED ACCESS AND JUNCTION ARRANGEMENT
08/07/2022	VN212041-TR105	REV C	UNIT 03 - SERVICE YARD SWEEP PATH ANALYSIS
22/11/2022	-	-	SINGLE PLANTING PALETTE
22/11/2022	21351_P4001	REV C	UNIT 2 AND 3 - SITE CROSS SECTIONS
06/02/2023	21351 P3301	REV B	UNIT 3 - BUILDING ELEVATIONS

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant Reserved Matters has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

Knowsley Replacement Unitary Development Plan (Saved Policies, 2006)

T5 – Location of Major Traffic Generating New Development.
T7 – New Development and Walking & Cycling Routes
T8 – Transport Assessments
T9 – Travel Plans
DQ2 – Security in the Built Environment
DQ4 – Trees and Development
ENV2 – Noise and Vibration
ENV3 – Light and Pollution
ENV4 – Hazardous Substances
ENV5 – Contaminated Land

Knowsley Local Plan Core Strategy (2016)

SD1- Sustainable development

CS1 – Spatial Strategy for Knowsley
CS2 - Development Principles
CS4 – Economy and Employment
CS7 - Transport Networks
CS8 – Green Infrastructure
SUE1 – Sustainable Urban Extensions and Safeguarded Land
SUE2 – Sustainable Urban Extensions – Development Principles
SUE2c – Sustainable Urban Extensions – South of Whiston and Land South of M62
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Boroughs Historic Environment
CS21 – Design Quality and Accessing New Development
CS24 - Managing Flood Risk.
CS26 – Waste management
CS27 – Planning for and Paying for New infrastructure

Merseyside Waste Local Plan (2013)

WM8 – Waste Prevention and Resource Management
WM9 – Sustainable Waste Management Design and Layout for New Development

Supplementary Planning Documents

Ensuring a Choice of Travel SPD (2010)
Design Quality in New Development SPD (2016)
Trees and Development SPD (2016)
Developer Contributions SPD (2016)
Adding Social Value to Development: Employment and Skills SPD (2018)
Halsnead Garden Village Masterplan SPD

Also, of relevance is the Halsnead Garden Village Design and Local Distinctiveness Guide that was adopted in May 2020. This does not have the status of a Supplementary Planning Document but is a material consideration in determining the application. This guide sets out detailed design requirements across the site.

This informative is only intended as a summary of the reason(s) for the granting of Reserved Matters. Should you require any further details relating to the decision please contact the relevant case officer (Kevin Foster on 0151 443 2893)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

- a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached, then you will be liable to a breach of condition notice.

Executive Director - Regeneration and Economic Development

Date: 30 June 2023

IMPORTANT NOTES FOR YOUR ATTENTION:

- 1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.**
- 2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.**
- 3. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works.**

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.