

Knowsley Metropolitan Borough Council
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FAO Clare Appleyard

Our ref: DPA/JFAR/U0008399

Your ref: 20/00494/HYB

09 October 2025

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 under Section 96A of the Town and Country Planning Act 1990 (as amended) to update the approved plan reference listed under condition 12 of hybrid permission 20/00494/HYB ("the hybrid permission").

The application can be described as:

"Non-material amendment to update the approved access drawing listed under planning condition 12 of hybrid permission 20/00494/HYB"

The application has been submitted electronically via the Planning Portal (reference: PP-14359729) and includes the following drawings:

- Illustrative Masterplan (ref: 22605-UMC-XXXX-SI-DR-A-0671-P18)
- Spine Road and Access Arrangement Drawing (ref: VN81193-D104-Rev E)

Payment has been made to Knowsley Metropolitan Borough Council ("the Council") via the Planning Portal 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 12 of the hybrid permission relates to the development being carried out in accordance with the approved junction and access road drawings. The condition, as currently worded, states:

“The approved development shall not be occupied until the approved junction on Cronton Road and the construction of the access road as shown on approved plan references VN81193-D0104-Rev-C and VN81193-D0111-Rev-C shall be implemented in full to the written satisfaction of the Local Planning Authority.”

Following the grant of the hybrid permission, minor amendments to the Unit 01 access road junction were approved via NMA reference 20/00494/NMA. Reserved Matters approvals have also been granted within the outline area for the development of Unit 2 (reference 23/01949/REM) and Units 3 and 4 (reference 24/00145/REM).

The latest masterplan (22605-UMC-XXXX-SI-DR-A-0671-P18), approved under reserved matters permission 24/00145/REM, shows the final cohesive site-wide layout, including the Unit 01 access as constructed.

Proposed Non-Material Amendment

This application seeks to regularise the hybrid permission by updating the Unit 01 access drawing referenced in condition 12 so that it aligns with the approved wider scheme and the as-built access works.

The change simply replaces an out-of-date drawing reference with an updated version that is consistent with the masterplan and subsequent approvals. No other changes are proposed.

An updated version ‘E’ of drawing VN81193-D0104 has been submitted accordingly and it is proposed that condition 12 is amended to reference this updated drawing as follows:

“The approved development shall not be occupied until the approved junction on Cronton Road and the construction of the access road as shown on approved plan references VN81193-D0104-Rev-E and VN81193-D0111-Rev-C shall be implemented in full to the written satisfaction of the Local Planning Authority.”

For the avoidance of doubt, the other plan listed under Condition 12 (VN81193-D0111-Rev-C) remains accurate and does not require updating as part of this NMA.

Summary

This NMA seeks to update the approved access drawing listed under planning condition 12 of hybrid permission 20/00494/HYB. The NMA will regularise the permission by updating condition 12 to reference the correct, current access drawing (VN81193-D0104-rev-E). No other changes are proposed.

I trust that the above information is sufficient to enable the Council to determine this non-material amendment application within the statutory period. 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,

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

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Partner

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