

SECTION 48 OF THE PLANNING ACT 2008
REGULATION 4, THE INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURE) REGULATIONS 2009
NOTICE PUBLICISING A PROPOSED APPLICATION FOR A DEVELOPMENT CONSENT ORDER FOR
INTERMODAL LOGISTICS PARK NORTH RAIL FREIGHT INTERCHANGE

Notice is hereby given that Intermodal Logistics Park North Ltd (“the Applicant”) of 26 New Street, St Helier, Jersey, JE2 3RA intends to apply to the Secretary of State (via the Planning Inspectorate) under Section 37 of the Planning Act 2008 for a Development Consent Order (“DCO”) to authorise the construction, operation, use and maintenance of a new strategic rail freight interchange (“SRFI”), warehousing and associated infrastructure (known as Intermodal Logistics Park North Rail Freight Interchange (“ILPN RFI”)) on land to the east of the M6 motorway, to the south of the Chat Moss Line and to the west of Winwick Lane (A579) (“the Application”).

The proposed development, subject of the Application, is located within the administrative boundaries of St Helens Borough Council, Warrington Borough Council and Wigan Borough Council.

ILPN RFI is considered to require Environmental Impact Assessment (“EIA”), it being EIA development, as defined by The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. Therefore, the Application will be accompanied by an Environmental Statement containing information about the environmental effects of the development proposals. Information compiled so far about ILPN RFI’s likely significant environmental effects is set out for consultation in a Preliminary Environmental Information Report (“the PEIR”) and summarised in a Non-Technical Summary (“NTS”).

The proposed DCO will, amongst other things, authorise the construction, operation, use and maintenance of:

- a logistics park comprising up to c.767,000 square metres (m²) (gross internal area or GIA) of warehousing and ancillary buildings with a total footprint of up to 590,000m² at ground floor level and up to 177,050m² of mezzanine floorspace, comprising a mixture of units with the potential to be rail connected, rail served and rail accessible units;
- provision of a rail terminal capable of accommodating up to 16 trains (up to 775m in length) per day, including connections to the mainline and ancillary development such as container storage, cranes for the loading and unloading of shipping containers, Heavy Goods Vehicle (HGV) parking, rail control building, fuelling facilities and staff facilities;
- a rail turn-back facility within the Western Rail Chord capable of accommodating trains up to 775m in length;
- new bridges across the Chat Moss Line to enhance connectivity and replace level crossings to improve safety;
- closure and diversion of two rail level crossings (Parkside No. 1 and Lowton Moss);

- provision of overnight lorry parking with welfare facilities and HGV fuelling facilities for users of the SRFI;
- new internal roads and works to existing road infrastructure on the Main Site*;
- closure of existing access and provision of new access to Newton Park Farm and neighbouring properties;
- new electricity substations;
- new energy centre(s) and potential for battery storage;
- provision of roof-mounted photovoltaic arrays and/or canopy photovoltaic arrays over parking areas capable of providing direct energy supply to buildings on which they are mounted and/or distributing and exporting power via the energy centre(s);
- strategic landscaping and open space, including: bunds up to 3m above the reprofiled ground level, hard and soft landscape works, amenity features and planting;
- earthworks to regrade the Main Site to provide development plateaus, appropriate access, connections to the railway, development plots and landscape zones;
- habitat creation, enhancements, compensation and provision of publicly accessible space;
- an amenity area to the north of the railway line bounded by rail lines and Parkside Road, providing amenity open space, landscaping and screening as well as including heritage interpretation;
- farmland to the north of the Liverpool to Manchester railway and south of the A572 Newton Road for the provision of Biodiversity Net Gain requirements, new and realigned Public Rights of Way (“ProWs”) and landscaping including tree belts to screen views from the north;
- farmland to the east of Winwick Lane for the reuse of topsoil and landscaping including stopping up gaps in hedgerow and tree belts to screen views from the east;
- noise attenuation measures;
- new pedestrian and cycle access routes and connections and infrastructure including provision of new, and diversion of existing, PRoW where required;
- provision of a public transport hub;
- demolition of existing on-site structures (including existing residential dwellings / farmsteads and commercial premises);
- utility compounds, plant and service infrastructure;
- security and safety provisions inside the ILPN RFI including fencing and lighting;
- drainage works including creation of attenuation ponds and sustainable drainage features;

- development signage; and
- highway mitigation measures.

*Main Site refers to land to the east of the M6 motorway, to the south of the Chat Moss Line and to the west of Winwick Lane incorporating a triangular parcel of land located to the west of Parkside Road and to the north of the Chat Moss Line.

Alongside the construction and operation of the rail freight terminal and the associated infrastructure, the Application includes various highway and environmental mitigation and enhancement measures to help reduce the impacts on the environment and local communities.

The Application will also include other required works, for example, temporary access roads, highway works, temporary works compounds, and ancillary works.

The proposed DCO will seek authorisation for the compulsory acquisition of land and interests in and rights over land, overriding easements and other rights, the temporary use of land, and other ancillary powers.

Statutory Consultation

The Applicant is undertaking a statutory consultation on the proposals for ILPN RFI between **Tuesday 28 October and Tuesday 23 December 2025**.

The consultation documents, draft plans and maps showing the nature and location of the development proposals, the PEIR, PEIR NTS and other accompanying documents, will be available to inspect and to download free of charge **from Tuesday 28 October until 23 December 2025** at <https://www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/>.

Printed copies of most of the consultation materials - including the consultation newsletter and brochure, the Statement of Community Consultation, PEIR NTS, feedback form and freepost envelope, draft maps and plans, and a Highway Mitigation Options Report - will be available to view and/or to take away at the deposit locations (details below). Printed copies of these materials can also be provided free of charge upon request. Copies of the PEIR, draft maps and plans, draft DCO and other supporting documents contained on USB sticks can be provided on request free of charge. Hard copies of the PEIR, draft DCO, draft maps and plans and other supporting documents can be requested for a charge of £0.35 per page to cover printing and posting costs. Requests for hard copies can be made by contacting the project team.

Location	Address	Opening Times
Newton-le-Willows Library	Newton-le-Willows Library, Crow Lane East, Newton-le-Willows, WA12 9TU	Monday: 10am – 7pm Tuesday: 10am – 5pm Wednesday: 10am – 1pm Thursday: 10am – 5pm Friday: 10am – 5pm Saturday: 10am – 1pm Sunday: Closed
Golborne Library	Golborne Library, Tanners Lane, Golborne, WA3 3AW	Monday - Wednesday: 9am – 2pm Thursday - Friday: 12pm – 5pm

		Saturday: 9am – 2pm Sunday: Closed
Culcheth Library	Culcheth Library, 440 Warrington Road, Culcheth, Warrington, WA3 5SL	Monday: 2pm – 5pm Tuesday: 10am – 1pm and 2pm – 6pm Wednesday: Closed Thursday: 10am – 1pm and 2pm – 5pm Friday: 10am – 4pm Saturday: 10am – 1pm Sunday: Closed
Winwick Leisure Centre	Winwick Leisure Centre, Myddleton Lane, Winwick, Warrington, WA2 8LQ	Monday – Thursday: 4pm - 10pm Friday: 4pm – 11pm Saturday: 12pm – 11pm Sunday: 12pm – 9pm

How to respond to the statutory consultation

The consultation is taking place between **Tuesday 28 October and Tuesday 23 December 2025**.

Responses to the consultation can be submitted in the following ways:

- By filling out the consultation feedback form on the project website: <https://www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/>
- By returning a letter or paper copy of the feedback form at a consultation event or via post to: Freepost ILP North (no further stamp or address needed)
- By emailing comments to ilpnorth@consultationonline.co.uk

A printed copy of the feedback form can be requested by contacting the project team on the details provided in this Notice.

Consultation events will be held at the following venues during the consultation period:

Date	Venue	Time
Saturday 15 November 2025	Newton Community Centre, Park Road South, Newton-le-Willows, WA12 8EX	10am-2pm
Friday 21 November 2025	Winwick Leisure Centre, Myddleton Lane, Winwick, Warrington, WA2 8LQ	2pm-7pm
Saturday 22 November 2025	Newchurch Parish Hall, 7-9 Common Ln, Culcheth, Warrington, WA3 4EH	10am-2pm
Saturday 29 November 2025	Church Lane Community Centre, Lowton, 243 Church Ln, Lowton, Warrington WA3 2RZ	10am-2pm

The Applicant must receive all responses to the consultation **by 11:59pm on Tuesday 23 December 2025** to ensure their consideration. Please note that responses are likely to be made public however personal/contact details will be redacted.

When deciding on the final form of the Application and the draft DCO, the Applicant will take into account any response to this publicity or the consultation that is received before the specified deadline.

The Applicant may be required to make copies of representations available to the Secretary of State. However, the Applicant will request that personal details are not placed on the public record. Personal details will be held securely in accordance with the Data Protection Act 2018 and will be used solely in connection with the consultation process and the development of the proposals for ILPN RFI and, except as noted above, will not be disclosed to any third parties.

You can contact the project team using the following methods:

- Email: ilpnorth@consultationonline.co.uk
- Phone: 01744 802043
- Post: FREEPOST ILP North