

SECTION 47 OF THE PLANNING ACT 2008
INTERMODAL LOGISTICS PARK NORTH RAIL FREIGHT INTERCHANGE
NOTICE PUBLICISING A STATEMENT OF COMMUNITY CONSULTATION

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.

As part of the proposals, the Applicant has a duty to consult the local community pursuant to Section 47 of the Planning Act 2008. The Applicant has produced a Statement of Community Consultation (“SoCC”) for this purpose. The SoCC sets out the details of how the Applicant proposes to consult with local people about the Application, where the consultation documents can be viewed (including the Preliminary Environmental Information Report which will inform the final Environmental Statement), where public events will be held and an explanation of how comments on the Application can be made and responses provided to the consultation. In preparing the SoCC, the Applicant has consulted with the relevant local planning authorities on the proposed approach to consultation.

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.

The purpose of this Notice is to inform interested persons and members of the local community that statutory consultation in respect of the Application and the development proposals for ILPN RFI is taking place between **Tuesday 28 October and Tuesday 23 December 2025**. Furthermore, between these dates, the SoCC is available to view free of charge on the Applicant's website at: <https://www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/>.

The SoCC will also be available to view free of charge in hard copy in the following deposit locations from the start of the consultation period on **Tuesday 28 October until Tuesday 23 December 2025**:

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

Opening hours are subject to change at the discretion of the stated venue and on bank holidays.

If you have any questions about the proposals for ILPN RFI or the statutory consultation, or to request a printed or alternative format copy of the SoCC, please contact the project team using the following methods:

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