

Intermodal Logistics Park North Ltd

INTERMODAL LOGISTICS PARK NORTH (ILPN)

Intermodal Logistics Park North (ILPN) Strategic Rail Freight Interchange (SRFI)

Project reference TR510001

Preliminary Environmental Information Report (PEIR)

Appendix 18.1: Vulnerable Receptor Scoping Analysis

October 2025

Planning Act 2008

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017

This document forms a part of a Preliminary Environmental Information Report (PEIR) for the Intermodal Logistics Park North (ILPN) project.

A PEIR presents environmental information to assist consultees to form an informed view of the likely significant environmental effects of a proposed development and provide feedback.

This PEIR has been prepared by the project promoter, Intermodal Logistics Park North Ltd. The Proposed Development is described in Chapter 3 of the PEIR and is the subject of a public consultation.

Details of how to respond to the public consultation are provided at the end of Chapter 1 of the PEIR and on the project website:

<https://www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/>

This feedback will be taken into account by Intermodal Logistics Park North Ltd in the preparation of its application for a Development Consent Order for the project.

INTRODUCTION

- 18.1 To identify any particularly vulnerable groups which should be considered in the population and health assessment a study area of 500m from the Draft Main Order Limits has been used to identify all receptors using OS AddressBase data who are particularly sensitive and could experience disproportionate or differential effects (for example, those using schools and care homes), consistent with the Equality Act 2010.
- 18.2 The search results returned the following types of registered receptors: commercial, agricultural, ancillary building, community, education, hotel, industrial, leisure, medical, animal centre, office, retail, transport, utility, development, park, army, air force, Royal Mail infrastructure, parent shell, property shell, residential, dwelling, house in multiple occupation (HMO), residential institution, dual use, place of worship.
- 18.3 Of these receptor types, the following categories were shortlisted to be considered in more detail in: community, education, medical, residential institution and place of worship. The classifications excluded are on the basis that the primary users are not likely to be vulnerable receptors.

VULNERABLE RECEPTOR ANALYSIS RESULTS

- 18.4 The results of the vulnerable receptor analysis is provided in the table overleaf.

Unique Point Reference Number	Classification	Address	Scope in/out	Rationale
100011745844	Residential institution	Nugent Care, Lime House Bungalow, 346b Newton Road, Lowton, Warrington, WA3 1HF	Scope in	Care/nursing home – primary user likely to be elderly (age is a protected characteristic) or have existing health problems (disability is a protected characteristic)
100012803650	Medical	Partnerships In Care Ltd, Arbury Court, Townfield Lane, Winwick, Warrington, WA2 8TR	Scope in	Provides specialist mental health services, specifically medium and low secure care and Psychiatric Intensive Care (PICU) for women with personality disorders and other mental illnesses (disability is a protected characteristic)
100012803815	Medical	Glycosynth Ltd, 14 Craven Court, Winwick, Warrington, WA2 8QU	Scope out	Specialist manufacturer of enzyme substrates – no specific primary user that has protected characteristics
100012804261	Medical	Cotswold Dental Care, 39 Cotswold Road, Poplars And Hulme, Warrington, WA2 9SF	Scope out	Dentist – no specific primary user that has protected characteristics
100012804284	Place of worship	Life Church Warrington, Bethel Free Church, Cotswold Road, Poplars And Hulme, Warrington, WA2 9SE	Scope in	Place of worship – religion is a protected characteristic
100012804398	Medical	Natural Skin Clinic, 230c Newton Road, Lowton, Warrington, WA3 2AD	Scope out	Cosmetic medical – no specific primary user that has protected

Unique Point Reference Number	Classification	Address	Scope in/out	Rationale
				characteristics
100012804401	Medical	Lowton Surgery, 208c Newton Road, Lowton, Warrington, WA3 2AQ	Scope in	GP surgery – primary users are likely to be elderly (age is a protected characteristic) or have existing health problems (disability is a protected characteristic)
100012804413	Community services	Lowton Youth & Community Centre, Newton Road, Lowton, Warrington, WA3 2BH	Scope in	Youth centre – primary users are children (age is a protected characteristic)
100012804432	Medical	G & L Askins Ltd, Dental Surgery, 71a Church Lane, Lowton, Warrington, WA3 2QZ	Scope out	Dentist – no specific primary user that has protected characteristics
100012804433	Education	Lowton Junior & Infant School, Newton Road, Lowton, Warrington, WA3 2AW	Scope in	School – primary users are children (age is a protected characteristic)
100012804435	Education	St. Catherines RC Primary School, Cranham Avenue, Lowton, Warrington, WA3 2PQ	Scope in	School – primary users are children (age is a protected characteristic)
100012804759	Residential institution	High Peak Nursing Home, High Peak Care Home, Main Lane, Croft, Warrington, WA3 4AZ	Scope in	Care/nursing home – primary user likely to be elderly (age is a protected characteristic) or have existing health problems

Unique Point Reference Number	Classification	Address	Scope in/out	Rationale
				(disability is a protected characteristic)
100012857028	Education	St. Lukes C of E School, St Lukes Church of England School, Church Lane, Lowton, Warrington, WA3 2PW	Scope in	School – primary users are children (age is a protected characteristic)
10008648112	Medical	North West Boroughs Healthcare Nhs Foundation Trust, 12 Birch Avenue, Winwick, Warrington, WA2 9TN	Scope out	Permanently closed
10008649706	Residential institution	Bright Futures Care, 29 Fleming Drive, Winwick, Warrington, WA2 8XP	Scope in	Deliver specialist care and education to young people and adults with autism
10008649764	Place of worship	St. Oswalds Church, Golborne Road, Winwick, Warrington, WA2 8LF	Scope in	Place of worship – religion is a protected characteristic
10008651591	Education	The Cheshire Day Nursery, The Old Church, Hollins Drive, Winwick, Warrington, WA2 8RS	Scope in	School – primary users are children (age is a protected characteristic)
10008654340	Residential institution	St. Oswalds Nursing Home, 12 Golborne Road, Winwick, Warrington, WA2 8SZ	Scope in	Care/nursing home – primary user likely to be elderly (age is a protected characteristic) or have existing health problems (disability is a protected characteristic)
10008654341	Community	Church Hall, Church Walk, Winwick, Warrington, WA2	Scope	Church hall – primary users are likely to be children or elderly

Unique Point Reference Number	Classification	Address	Scope in/out	Rationale
	services	8TA	in	people (age is a protected characteristic)
10008657766	Community services	Croft Parish Council, Public Convenience, Smithy Lane, Croft, Warrington, WA3 7HQ	Scope out	Public convenience – no specific primary user that has protected characteristics
10013408737	Residential institution	The Gregory Building, Delph Park Nursing Home, Townfield Lane, Winwick, Warrington, WA2 8TR	Scope in	Care/nursing home – primary user likely to be elderly (age is a protected characteristic) or have existing health problems (disability is a protected characteristic)
10013408738	Residential institution	The Macarthur Building, Delph Park Nursing Home, Townfield Lane, Winwick, Warrington, WA2 8TR	Scope out	Duplicate with 10013408737
10090388150	Education	Playing Field, St Lukes Church of England School, Church Lane, Lowton, WA3 2PW	Scope out	Duplicate with 100012857028
10090388155	Education	Playing Field, Gilded Hollins Community School, St Helens Road, Leigh, WN7 3PQ	Scope in	School – primary users are children (age is a protected characteristic)
10092996426	Community services	Recycling Site, Delph Lane, Warrington, WA2 8RD	Scope out	Recycling facility – no specific primary user that has protected characteristics
10092996443	Community	Recycling Site, Lord Street, Croft, Warrington, WA3	Scope	Recycling facility – no specific

Unique Point Reference Number	Classification	Address	Scope in/out	Rationale
	services	7EF	out	primary user that has protected characteristics
10096704982	Community services	Community Premises Adjacent To, 167 Newton Road, Lowton, WA3 2BH	Scope in	Community centre ("Lowton Community Hub") – primary users are likely to be children or elderly people (age is a protected characteristic)
200000974113	Education	Winwick C of E Primary School, Myddleton Lane, Winwick, Warrington, WA2 8LQ	Scope in	School – primary users are children (age is a protected characteristic)
200000978748	Community services	Croft Parish Council, Croft Youth Centre, Smithy Lane, Croft, Warrington, WA3 7JE	Scope in	Youth centre – primary users are children (age is a protected characteristic)
200000979335	Community services	Croft Memorial Village Hall, Croft Village Memorial Hall, Mustard Lane, Croft, Warrington, WA3 7BQ	Scope in	Village hall – primary users are likely to be children or elderly people (age is a protected characteristic)
200000979337	Education	Croft Primary School, Mustard Lane, Croft, Warrington, WA3 7DG	Scope in	School – primary users are children (age is a protected characteristic)
200002859932	Education	Starbright Nursery, 10 Laburnum Road, Lowton, Warrington, WA3 2NL	Scope in	School – primary users are children (age is a protected characteristic)

Unique Point Reference Number	Classification	Address	Scope in/out	Rationale
200004807232	Residential institution	Nugent Care, Lime House, Newton Road, Lowton, Warrington, WA3 1HF	Scope out	Duplicate with 100011745844
39002126	Education	Land Site of Former High School, Ashton Road, Newton Le Willows, St Helens, WA12 0AQ	Scope out	Permanently closed
39002129	Residential institution	The Tru Abi Rehabilitation Centre, 200 Ashton Road, Newton Le Willows, St Helens, Newton-Le-Willows, WA12 0HW	Scope in	TRU is a specialist Acquired Brain Injury (ABI) rehabilitation facility which operates within residential units and community outreach (disability is a protected characteristic)
39005111	Community services	Scout Association, Scout Hut, Birley Street, Newton Le Willows, St Helens, Newton-Le-Willows, WA12 9UP	Scope in	Scouts – primary users are children (age is a protected characteristic)
39005112	Education	St. Peters C of E Primary School, Birley Street, Newton Le Willows, St Helens, Newton-Le-Willows, WA12 9UR	Scope in	School – primary users are children (age is a protected characteristic)
39010967	Education	Haydock English Martyrs Primary School, Piele Road, Haydock, St Helens, St. Helens, WA11 0JY	Scope in	School – primary users are children (age is a protected characteristic)
39012204	Place of worship	St Peter's Church, 1 Church Street, Newton Le Willows, St Helens, Newton-Le-Willows, WA12 9SR	Scope in	Place of worship – religion is a protected characteristic

Unique Point Reference Number	Classification	Address	Scope in/out	Rationale
39028007	Medical	Dental Surgery, High Street Dental Practice, 62-64 High Street, Newton Le Willows, St Helens, Newton-Le-Willows, WA12 9SH	Scope out	Dentist – no specific primary user that has protected characteristics
39028019	Medical	Jollys Chemist, 77 High Street, Newton Le Willows, St Helens, Newton-Le-Willows, WA12 9SL	Scope out	Chemist – no specific primary user that has protected characteristics
39028026	Medical	Patterdale Lodge Group Practice, Patterdale Lodge Medical Centre, 87 High Street, Newton Le Willows, St Helens, Newton-Le-Willows, WA12 9SL	Scope in	GP surgery – primary users are likely to be elderly (age is a protected characteristic) or have existing health problems (disability is a protected characteristic)
39028033	Medical	J E Knowles, 95 High Street, Newton Le Willows, St Helens, Newton-Le-Willows, WA12 9SL	Scope out	Chiropractor – no specific primary user that has protected characteristics
39046373	Community services	English Martyrs Presbytery, English Martyrs RC Church Hall, Chapel Street, Haydock, St Helens, St. Helens, WA11 0JY	Scope in	Church hall – primary users are likely to be children or elderly people (age is a protected characteristic)
39046374	Place of worship	English Martyrs RC Church, Piele Road, Haydock, St Helens, WA11 0JY	Scope in	Place of worship – religion is a protected characteristic
39046376	Education	Haydock English Martyrs Nursery School, Haydock English Martyrs Catholic Primary School, Piele Road, Haydock, St Helens, WA11 0JY	Scope out	Duplicate with 39010967

Unique Point Reference Number	Classification	Address	Scope in/out	Rationale
39046377	Residential institution	Abbeyrose Court, Piele Road, Haydock, St Helens, St. Helens, WA11 0JY	Scope in	Care/nursing home – primary user likely to be elderly (age is a protected characteristic) or have existing health problems (disability is a protected characteristic)
39046558	Community services	Cetra Community Centre, 22-24 Pimblett Road, Haydock, St Helens, St. Helens, WA11 0PZ	Scope in	Community centre – primary users are likely to be children or elderly people (age is a protected characteristic)
39064763	Residential institution	Former Red Bank Community Home, Winwick Road, Newton Le Willows, St Helens, WA12 8EA	Scope out	Permanently closed
39069149	Education	Newton-Le-Willows Cp School, Sanderling Road, Newton Le Willows, St Helens, Newton-Le-Willows, WA12 9UF	Scope in	School – primary users are children (age is a protected characteristic)
39082850	Education	St Peters CE Primary School Playing Field, Birley Street, Newton Le Willows, St Helens, WA12 9UP	Scope in	School – primary users are children (age is a protected characteristic)
39087140	Medical	U C S Medical Ltd, Unit 9 Unit K, Haydock Cross, Kilbuck Lane, Haydock, St Helens, St. Helens, WA11 9WG	Scope out	Independent ambulance and repatriation specialists – no specific primary user that has protected characteristics

Unique Point Reference Number	Classification	Address	Scope in/out	Rationale
39087456	Education	Junior Building, Haydock English Martyrs Catholic Primary School, Piele Road, Haydock, St Helens, WA11 0JY	Scope out	Duplicate with 39010967
39087485	Education	Main Building, Newton Le Willows Primary School, Sanderling Road, Newton Le Willows, St Helens, WA12 9UF	Scope in	School – primary users are children (age is a protected characteristic)
39087486	Education	Early Years Building, Newton Le Willows Primary School, Sanderling Road, Newton Le Willows, St Helens, WA12 9UF	Scope out	Duplicate with 39087485
39087509	Residential institution	Vulcan House, Red Bank Community Home, Winwick Road, Newton Le Willows, St Helens, WA12 8EA	Scope out	Permanently closed
39087510	Residential institution	Open Education Unit, Red Bank Community Home, Winwick Road, Newton Le Willows, St Helens, WA12 8DB	Scope out	Permanently closed
39087511	Residential institution	Sports Hall, Red Bank Community Home, Winwick Road, Newton Le Willows, St Helens, WA12 8EA	Scope out	Permanently closed
39087512	Residential institution	Newton And Willows Building Secure Unit, Red Bank Community Home, Winwick Road, Newton Le Willows, St Helens, WA12 8EA	Scope out	Permanently closed
39087513	Residential institution	Admin Block, Red Bank Community Home, Winwick Road, Newton Le Willows, St Helens, WA12 8EA	Scope out	Permanently closed
39087514	Residential	Secure Compound Offices, Red Bank Community Home, Winwick Road, Newton Le Willows, St Helens,	Scope	Permanently closed

Unique Point Reference Number	Classification	Address	Scope in/out	Rationale
	institution	WA12 8EA	out	
39087515	Residential institution	Workshop, Red Bank Community Home, Winwick Road, Newton Le Willows, St Helens, WA12 8DB	Scope out	Permanently closed
39087516	Residential institution	Greenhouses, Red Bank Community Home, Winwick Road, Newton Le Willows, St Helens, WA12 8DB	Scope out	Permanently closed
39090810	Education	Willow Bank School, Winwick Road, Newton Le Willows, St Helens, Newton-Le-Willows, WA12 8DE	Scope in	School – primary users are children (age is a protected characteristic)
39092347	Education	The Hope Academy, Ashton Road, Newton Le Willows, St Helens, Newton-Le-Willows, WA12 0AQ	Scope in	School – primary users are children (age is a protected characteristic)
39093121	Education	Wind in The Willows Childcare Limited, St Peters CE Primary School, Birley Street, Newton Le Willows, St Helens, WA12 9UR	Scope out	Duplicate with 39082850
39096252	Education	Newton Fun Club, Newton Le Willows Primary School, Sanderling Road, Newton Le Willows, St Helens, WA12 9UF	Scope out	Duplicate with 39087485