

## Pending Employment Schemes Pending Planning Approval across the North West – June 2024

I.1. This Note has been prepared by Steven Johnson of B8 Real Estate at the request of Inspector Catchpole. This Note includes a Table containing a list of known large employment schemes which have all either recently secured planning permission or pending planning approval in the Northwest geographic area. The table includes details of the location of each scheme, the scale of the proposed employment floorspace and details pertaining to the planning application and its expected determination period (if known).

With the exception of No.6 Land at Millfield Park, St Helens all of the other sites are either in peripheral locations or are in a market area which would not compete with the Six 56 Application site. The masterplan for Millfield Park illustrates two units of 18,809 m<sup>2</sup> and 532,610 m<sup>2</sup>.

This does not change anything in my evidence or questions raised in cross examination already addressed.

<b>NORTH WEST EMPLOYMENT SITES WITH / PENDING PLANNING APPROVAL</b>			
	<b>SITE</b>	<b>DETAILS OF PROPOSAL AND EMPLOYMENT FLOORSPACE</b>	<b>PLANNING APPLICATION DETAILS</b>
1.	Essity UK, Mansell Way, Horwich Bolton BL6 6JL	Outline planning application for employment development comprising up to <b>33,189m<sup>2</sup> of B8 uses</b> and ancillary development with all matters reserved for future consideration save for access.	Planning Application Ref: 17849/24 Application validated 11 April 2024 Target Date for Determination: 13 June 2024 (assuming application)

			determined in 13 weeks) *Reserved matters approval still required
2.	WestonM6, Basford, Crewe, Muse (Land in the Western Part of Basford East, Crewe	Hybrid Planning Application Full planning permission for Units 1-3 comprising a mix of Class B2 / E(g)(iii) light industrial / manufacturing and B8 warehousing & distribution uses and ancillary areas, together with access, car parking provision, landscaping (including buffers, habitat parks, nature trails), sustainable drainage features (ponds, swales and raingardens), ecological enhancements (wet meadows, woodland planting, wildflower grassland), and other associated works and infrastructure proposed within the northern part of the site, within the curtilage of Units 1 - 3. Outline planning permission for the southern part of the site comprising a mix of Class E(g)(i) offices, B2 / E(g)(iii) light industrial /	Hybrid planning application ref: 23/0539N  Approved at planning committee 29 <sup>th</sup> May 2024

		<p>manufacturing and B8 warehousing &amp; distribution uses, with all matters reserved including (access, appearance, landscaping, layout and scale) together with works and infrastructure associated with the southern part of the site.</p> <p><b>Total employment floorspace: 111,480 m<sup>2</sup></b></p>	
3.	<p>Allied Business Centre Potter Place, Lancashire WN8 9PH (Two 45 Potter Place)</p>	<p>Full planning permission for the demolition of existing buildings and structures and erection of a new industrial/warehouse building (B2 and B8 uses) including ancillary office space</p> <p><b>Total employment floorspace: 22,760 m<sup>2</sup></b></p>	<p>Planning Application ref: 2023/0917/FUL</p> <p>Application validated 19 October 2023</p> <p>Application still pending determination</p>
4.	<p>Phase 2 Prime Point, Lower Eccleshill Road, Darwen, Blackburn</p>	<p>Full Application for Erection of 2No. Industrial Warehouse Units (Use Classes B2/B8/E(g)(iii)) with ancillary office spaces including the construction of service yards, car parks, and associated landscaping</p> <p><b>Total employment Floorspace 19,774m<sup>2</sup></b></p>	<p>Application ref: 10/24/0134</p> <p>Application validated 10<sup>th</sup> May 2024</p> <p>Application still pending determination</p>

5.	Land adjacent to AJ Bell Stadium, Salford, Cole Waterhouse	Erection of industrial buildings in use Class E(g) (iii), Class B2 and/or Class B8 (flexible), including access roads and bridge link, car parking, landscaping and other associated works <b>Total employment Floorspace: 27,900m<sup>2</sup></b>	Application ref: 22/80178/FUL  Planning Application validated 2 <sup>nd</sup> July 2022.  Application Pending Determination.
6.	Land at Millfield Park, St Helens. Phase 2 Haydock 23, Canmoor	Full planning application for the construction of new employment units for flexible use across Classes E (g) (iii), B2 and B8, with ancillary offices, car parking, service yards, infrastructure, landscaping, ancillary structures and associated works plus the provision of access to the site from Millfield Lane and Liverpool Road. <b>Masterplan floor space 86,185 m<sup>2</sup></b>	Application ref: P/2024/0045/FUL  Application validated 26 January 2024  Application still pending determination
7.	Heywood Stores, Department of Work and Pensions DCS Distribution Centre, Manchester Road, Heywood, OL10 2PZ	Full Application for redevelopment of site comprising the demolition of all existing units and erection of 3 new storage and distribution units (Use Class B8) with ancillary office space, vehicular, pedestrian and cycle access,	Application ref: 22/01410/FUL  Application validated 9th November 2022  Application refused 22 December 2023  Planning Appeal pending

		external yards, parking, landscaping and associated works <b>Total employment Floorspace: 45,755m<sup>2</sup></b>	
8.	Land At Carrington Junction Isherwood Road Trafford M31 4RA Wain Estates	Outline application with all matters reserved for an employment park comprising <b>up to 95,000m<sup>2</sup> Use Class B2/B8 floorspace</b> with ancillary offices, Use Class B8 open storage, associated landscaping and car parking, and the provision of off-site habitat creation.	Application ref: 109755/OUT/22  Application validated 9 <sup>th</sup> December 2022  Application Determination still pending.