



The Secretary of State for Transport
c/o The Planning Inspectorate
Temple Quay House
Temple Quay
Bristol
BS1 6PN

24 October 2025

Dear Secretary of State,

**PROPOSED INTERMODAL LOGISTICS PARK NORTH RAIL FREIGHT INTERCHANGE
(TR0510001)**

SECTION 46 of THE PLANNING ACT 2008

DUTY TO NOTIFY THE SECRETARY OF STATE OF A PROPOSED APPLICATION

Please accept this letter as notification pursuant to section 46 of the Planning Act 2008 ("the 2008 Act") that Intermodal Logistics Park North Ltd ("the Applicant") intends to carry out its statutory consultation pursuant to section 42 of the 2008 Act, commencing on Tuesday 28 October 2025 until Tuesday 23 December 2025.

The Applicant will in due course be submitting an application for a Development Consent Order to the Planning Inspectorate. The application will seek authority for the construction, operation, use and maintenance of a strategic rail freight interchange ("SRFI"), warehousing and associated infrastructure.

Intermodal Logistics Park North Rail Freight Interchange ("ILPN RFI") comprises:

- Provision 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;

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- 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;

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- 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.

Consultation Information

The statutory consultation period will begin on Tuesday 28 October 2025 and end at 11:59pm on Tuesday 23 December 2025.

In accordance with section 46 of the 2008 Act, the Applicant hereby supplies the Secretary of State with a link ilpnorth.consultationonline.co.uk/s46documents (Password: s46ILPN) containing copies of the material which the Applicant has sent in hard copy to all relevant consultees identified in accordance with section 42 of the 2008 Act.

Hard copies of the documents provided on the above webpage can be provided upon request.

All consultees have been provided with a link to the project website www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/ where they can access the full suite of consultation documents which includes:

- Statutory consultation newsletter;
- Statutory consultation brochure;
- Highway Mitigation Options Report;
- Feedback form;
- Non-Technical Summary of the Preliminary Environmental Information Report (PEIR);
- Planning Statement;
- Design Code;
- Draft DCO;
- Design Approach Document;
- SRFI Needs Assessment; and
- Draft maps and plans of the development proposals for ILPN RFI.

You will note that the consultation documents include a Highway Mitigation Options Report containing details of a number of potential interventions – consisting of 14 remote junctions and a new piece of highway infrastructure. We intend to rationalise and to identify a final set of highway mitigation measures once the traffic modelling and transport assessment for the development proposals in respect of ILPN RFI have been completed. A second, targeted statutory consultation focusing upon highways (and associated impacts), and the final set of highway mitigation measures we propose to implement, will be undertaken in Q1 (February / March) of next year.

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The Applicant has prepared an updated Statement of Community Consultation (“SoCC”) and has engaged with the following local authorities in respect of the proposed consultation strategy:

- St Helens Borough Council
- Wigan Borough Council
- Warrington Borough Council

Section 47 Notice

Further details of the consultation arrangements are set out in the SoCC.

The Applicant published a notice in the Wigan Observer and Wigan Today on 21 October 2025, the St Helens Star and the Warrington Guardian on 23 October 2025 and the Wigan Evening Post on 24 October 2025, pursuant to section 47(6) of the 2008 Act, advising that the SoCC could be inspected at various locations. We have enclosed a copy of that notice for your information.

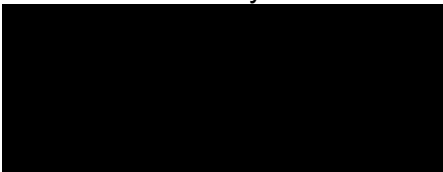
Section 48 Notice

Pursuant to Regulation 13 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017, we also enclose a copy of the formal newspaper notice of the Application (which is required to be published in accordance with section 48 of the 2008 Act and Regulation 4 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009).

The Applicant published a notice in The Guardian and the London Gazette on 28 October 2025, the St Helens Star and the Warrington Guardian on 30 October and 6 November 2025, the Wigan Observer and Wigan Today on 28 October and 4 November 2025 and the Wigan Observer on 31 October and 7 November 2025. We have enclosed a copy of that notice for your information.

I would be grateful for confirmation of safe receipt of this letter and accompanying items. Should you require any further information, please do not hesitate to contact us by email at ilpnorth@consultationonline.co.uk or by calling us on **01744 802043**.

Yours faithfully



Head of Manchester Office

For and on behalf of Tritax Big Box Developments Ltd, a Tritax Big Box REIT plc associated company

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