



A Quod project sheet

Omega West

Warrington

Role

Quod worked with TJ Morris and Miller Development to successfully secure hybrid planning permission, following a call-in by the Secretary of State (SoS), for 2.2m sq ft of industrial and logistics floorspace in the Green Belt, with heights of up to 42 metres.

While Quod was not the planning consultant instructed on the initial hybrid application, Quod had been acting on behalf of TJ Morris to review the planning application on the clients behalf. The Omega West application, alongside 6 other planning applications in the North-West of England, was called-in by the SoS in early 2021.

Following the call-in, Quod's Sean Bashforth was instructed by TJ Morris / Miller Developments as Expert Planning Witness, with Quod's Andy Hunt also instructed as Expert Socio-Economic Witness. Quod used our experience on successful industrial green belt projects (e.g. West Midlands Interchange) and built a very strong case for the application, making amendments to drawings and conditions to ensure a robust application. Quod were responsible for preparing the Statement of Common Ground and our own proofs of evidence, as well as reviewing the proofs of other team members to ensure a consistent and clear approach was taken that would demonstrate the very special circumstances necessary for securing approval for development in the green belt.

Following the granting of planning permission by the SoS in November 2021, Quod was instructed to act as planning lead for the reserved matters application to deliver the 1.1m sq ft of industrial space allowed by the outline element of the hybrid consent. Quod have successfully agreed strategies with Officers at St Helens to make minor amendments, including to increase height parameters, to the hybrid consent to ensure prospective occupiers needs are met by the development.

Description

Hybrid consent for 2.2 million sq ft of industrial and logistics floorspace in the Green Belt, with heights up to 42 metres

Client

TJ Morris / Miller Developments

Planning Authority

St Helens Borough Council

Expertise

Planning

CIL



Environmental Planning

Development Economics

Socio-economic

Infrastructure



Strategic Land Promotion

Regeneration

CPO

Project Type

Infrastructure

Major Mixed Use

Residential

Retail & Commercial

Industrial, Logistics and Warehousing

