Planning Inspectorate

Major Casework
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Garston Community United

Your Ref:
Our Ref: APP/Z4310/W/25/3369126

14 August 2025

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by MREF V c/o Peloton Real Estate
Site Address: Garston Industrial Estate, Blackburne Street, Liverpool, L19 8JB

I refer to your request for Rule 6(6) status and confirm that it is granted.

Please see our Guide to Rule 6 for interested parties involved in an inquiry – planning appeals and called-in applications - GOV.UK

As you are a Rule 6(6) party, you should send me a copy of your statement of case you intend to put forward at the inquiry. This is required by the provisions of Rule 6(6) of the appropriate Inquiries Procedure Rules. You must do this by 18 September 2025.

Your statement of case should:

Give full details of the case you will be putting forward at the inquiry. You must provide documents, maps and plans, you intend to refer to or use in evidence. Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed.

The Inspector and Inquiry date

The Inspector appointed to decide the appeal is T Burnham BA (Hons) MSc MRTPI and the inquiry will open at 10.00am on Monday, 10 to 14 November 2025. We have currently scheduled 5 sitting days.

All parties are reminded that witnesses to the Inquiry should be available for its duration.

The Inspector will hold a case management conference with the main parties on Teams

(Inspectorate hosted) Tuesday, 23 September at 10:00am. More details will follow including an agenda and details of how to call in. Each party should have a single spokesperson nominated to speak; the intended advocates should participate if possible. Please can you provide the name and email address of your spokesperson 7 days before the case conference, along with the names/email addresses of any other participants.

In advance of the case management conference, parties are requested to focus only on the matters that are in dispute and give detailed consideration as to exactly what topics could most efficiently be dealt with as a round table discussion at the inquiry (or even just by written submissions) in order to ensure that the inquiry is conducted in an efficient and effective manner, optimising inquiry time. This will be an item on the agenda for the conference. In light of the outcome of that discussion, the Inspector will direct how the evidence will be dealt with at the inquiry.

If you subsequently choose not to appear at the inquiry following service of your Rule 6(6) statement, you should be aware that no provision is given within the rules for you to submit a further statement or to add to any statement already submitted.

In accordance with Rule 14(1)(a) you should submit a copy of your proofs of evidence (and summary where appropriate) to me and a copy to each of the statutory parties no later than 4 weeks before the inquiry opens.

The Appeal decision

The decision is expected to be issued on or before 12 January 2026.

Costs

Costs can be awarded in this type of appeal. Details of this can be found on our Planning Portal - www.planningportal.gov.uk/planning/appeals/guidance. You are advised to read this guidance very carefully as it contains important information about how one party to an appeal might have to pay another party's costs.

You should be aware that withdrawal at any stage in the proceedings, without good reason, may result in a successful application for costs. A successful application is also possible should an event be adjourned because of the submission of late evidence.

Additionally, a Planning Inspector or the Secretary of State may on their own initiative make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary appeal expense.

Using e-mail and the internet

If you send us your documents by e-mail, you only need to send us one copy of each. However, if you post your documents, please send us 1 copy and put the full appeal reference number on each copy.

You can now use the internet to send us documents and check the information and the progress of this case through GOV.UK - https://www.gov.uk/appeal-planning-inspectorate.

You can look at this case by typing in the reference number at the top of this letter where it says 'Case Ref' on the 'Search' page and clicking on the search button.

Guidance on communicating with us electronically can be found at Appealing to the Planning Inspectorate: communicating electronically with us - GOV.UK (www.gov.uk)

Sending documents electronically is preferred and will enable us to deal with them more quickly. Should we require hard copies of any documents we will advise.

I will send a copy of your request and this letter to the appellant and the LPA

Yours faithfully,

Kerr Brown
Kerr Brown

https://www.gov.uk/government/publications/planning-inspectorate-privacy-notices

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - https://www.gov.uk/appeal-planning-inspectorate