

**Called-in decision and recovered appeal: land at Barleycastle Lane, Appleton Thorn, Warrington (refs: 3222603/3253083 – 2 November 2020)**

Decision letter and Inspector's Report for a called-in decision and recovered appeal for planning permission for demolition of all existing on-site buildings and structures and construction of a National Distribution Centre building (Use Class B8) with ancillary office accommodation (Class B1(a)), vehicle maintenance unit, vehicle washing area, internal roads, gatehouse, parking areas, perimeter fencing, waste management area, sustainable urban drainage system, landscaping, highways improvements and other associated works, in accordance with application.