



The Inspector  
c/o Rachel Newman  
The Planning Inspectorate  
3A Eagle Wing  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

Town Hall  
Victoria Square  
St. Helens  
Merseyside  
WA10 1HP

Contact: Robert Gatensbury  
Tel: 07517 830066

7 August 2023

robertgatensbury@sthelens.gov.uk  
Our ref: Place/GDP/RG/RN8823  
Your ref:

Dear Sir

### **The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022**

We set out the below steps taken by St Helens Borough Council ("the Acquiring Authority") to comply with the statutory and regulatory requirements as set out in the Acquisition of Land Act 1981 ("the 1981 Act"), the Compulsory Purchase of Land (Prescribed Forms) (Ministers) Regulations 2004 (S.I.2004 No. 2595) (the 2004 Regulations) and the Compulsory Purchase (Inquiries Procedure) Rules 2007 (the 2007 Rules).

1. We confirm that the CPO has been prepared by in the Form numbered 1 in the 2004 Regulations. The CPO was sealed and dated on the 9<sup>th</sup> December 2022.
2. Notice of the making of the CPO in the Form numbered 7 in the 2004 Regulations was published in:
  - 2.1 Two issues of the St Helens Star dated 15<sup>th</sup> December 2022 and 22<sup>nd</sup> December 2022. Copies of the relevant pages from the above editions of the St Helens Star appear at **Appendix 1 and 2** of this letter. The time allowed for objections was in excess of 28 days from the date of the first publication of the Notice, i.e. until 13<sup>th</sup> January 2023.
3. Site Notices of Making of the CPO in the Form numbered 7 in the 2004 Regulations and addressed to "Owners, Lessees, Tenants or Occupiers or Qualifying Persons under Section 12(2A)(a) and 12(2A)(b) of the Acquisition of Land Act 1981" were posted at conspicuous places on the Order Land at locations shown and marked "GEN\_" on the plan at **Appendix 3** to this letter. A copy of the form of Notice appears at **Appendix 4**.
4. Notice of the Making of the CPO in the Form numbered 8 in the 2004 Regulations were duly served on every owner, tenant, occupier and qualifying person in relation to all land comprised within the CPO, in accordance with section 6(1) of the 1981 Act. A copy of the form of Notice appears at **Appendix 5**. The time allowed for objections specified in each of the Notices was in excess of 28 days, i.e. until 13<sup>th</sup> January 2023. A copy of Acquiring Authority's Statement of Reasons was served with each Notice.
5. With the exception of the Notices referred to in paragraphs 6, 8, 9 and 10 below, the Notices to referred to in paragraph 4 were duly served by hand delivery on 15<sup>th</sup> and 16<sup>th</sup> December 2022. A sample letter delivering such notices appears at **Appendix 6**.
6. In relation to the plots of land where the identity of an owner, lessee, tenant or occupier, or qualifying persons pursuant to sections 12(12A)(a) and 12(12A)(b) of the 1981 Act was unknown, a Notice of Making of the CPO in the form required by Section 6(4) of the 1981 Act was posted on or near the plot in question in a conspicuous place on the Order Land shown on the plans marked "UNK\_" at **Appendix**



3, on 16<sup>th</sup> December 2022 and maintained until 13<sup>th</sup> January 2023. A copy of such Notice can be found at **Appendix 7**.

7. At **Appendix 8** is a table which provides evidence of posting of all the Site Notices referred to in paragraph 3. A table which provides evidence of posting of the Notices referred to at paragraph 4 above can be found at **Appendix 9** to this letter.
8. Following the making of the Order, it came to light that there were some parties of who occupy the Swan House (Plot 5 in the Order) who had not been served a Notice referred to in paragraph 4 above. Notices were served by Special Delivery on 17<sup>th</sup> January 2023, and informing the parties that they could make representations/object if they wished to do so, and that the Acquiring Authority would treat any objections made as if they had been made during the objection period so that they would not be disadvantaged in any way. A copy of the sample letter delivering such notices appears at **Appendix 10**.
9. A number of parties who own the land fronting Corporation and Hall Street were omitted from the CPO Schedule. As soon as this error came to light those parties were served with a Notice referred to in paragraph 4 above. Notices were served by hand delivery on 17<sup>th</sup> December 2023 and informed the parties that they could make representations/object if they wished to do so, and that the Acquiring Authority would treat any objections made as if they had been made during the statutory objection period so that they would not be disadvantaged in any way. A sample letter delivering such Notices appears at **Appendix 11**.
10. In relation to those Notices referred to paragraph 4 above that remained undelivered, further attempts at re-service by first class post were completed on 13<sup>th</sup> February 2023. A sample letter delivering such Notices appears at **Appendix 12**.
11. Copies of the CPO, the Map and Statement of Reasons and documents referred to therein were deposited at the below deposit locations and remain available for inspection in excess of 21 days, i.e. until 8<sup>th</sup> August 2023.
  - 11.1 St Helens Town Hall, Main Reception, Victoria Square, Bickerstaffe Street, St Helens WA10 1HP, during the following hours: 9am-5pm Monday to Friday.
12. The Notices referred to in paragraphs 3, 4, 5 and 7 above were served by Terraquest Data Services.
13. A copy of the Acquiring Authority's Statement of Case was sent by courier to the Department for Levelling Up, Housing and Communities and each objector on 5<sup>th</sup> May 2023, in accordance with Rule 7 of the 2007 Rules. A copy of the email and letter delivering the Statement of Case appear at **Appendix 13**. The email and letter provided a hyperlink to the inquiry documents library maintained by the Acquiring Authority at the website: [www.sthelens.gov.uk/CPO](http://www.sthelens.gov.uk/CPO). A copy of the Acquiring Authority's Statement of Case was also sent to the Objector's by courier on 5<sup>th</sup> May 2023 and by email on 9<sup>th</sup> May 2023. A sample letter delivering the Acquiring Authority's Statement of Case appears at **Appendix 14**.
14. The Acquiring Authority's statements of evidence were served electronically by email each qualifying objector on 18<sup>th</sup> July 2023, being not later than 3 weeks before the start of the inquiry, in accordance with the Pre-Inquiry Note. Copies of the email and letter are attached at **Appendix 15**.
15. In accordance with Rule 11 of the 2007 Rules, notices confirming the holding of an Inquiry into the CPO were posted on site within the Order Land on 20<sup>th</sup> July 2023 A copy of the Notice and Certificate of Billposting appears at **Appendix 16**. The notices were placed in conspicuous locations at intervals not less than 5kms apart as shown on the plan at **Appendix 17** which includes evidence of posting.
16. The Inquiry Notice was published in:
  - 16.1 The St Helens Star dated 20<sup>th</sup> July 2023 and 27<sup>th</sup> July 2023 Copies of the relevant pages appear at **Appendix 18** of this letter.
  - 16.2 The Inquiry Notice was also posted in the following locations for public inspection on 20<sup>th</sup> July 2023, being places in the locality in which the land is situated where notices are usually posted:

16.3 St Helens Town Hall, Main Reception, Victoria Square, Bickerstaffe Street, St Helens WA10 1HP, during the following hours: 9am-5pm Monday to Friday.

Should the Inspector require any further information regarding the Statutory or Regulatory requirements he should contact:

Yours faithfully



Robert Gatensbury  
Programme Lead  
St Helens Borough Council



54/ St Helens Star

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## ALCOHOL & Licensing

**LICENSING ACT 2003**  
**APPLICATION FOR A Full Variation.**  
Application Reference:  
21/LAPL11/100804

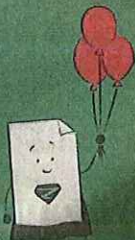
Notice is hereby given that an application has been made to St. Helens Council's Licensing Authority for a Full Variation in respect of the premises shown below. All representations must include the full name, address and contact details of the interested party, or responsible authority making the representation. Representations submitted after the specified date cannot be considered. All representations can be submitted online on the St Helens Councils Website via <https://publicaccess.sthelens.gov.uk/online-applications/search.do?action=simple&searchType=LicensingApplication>. It is an offence under section 158 of the Licensing Act 2003 to knowingly or recklessly make a false statement in connection with an application and the maximum fine for which a person is liable on summary conviction, is £6000. A APPLICANT: Co-operative Group Food Limited. B PREMISES: Co-op, 3 Chain Lane Shopping Precinct, Chain Lane, St Helens WA11 9HB. C APPLICATION DETAILS: Change licensed hours for sale of alcohol for consumption of the premises to 06.00-23.00 each day. D DATE BY WHICH REPRESENTATIONS MUST BE MADE: Thursday, 05 January 2023.

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## PLANNING

**The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022**  
**The Town and Country Planning Act 1990**  
**The Acquisition of Land Act 1981**  
**Compulsory Purchase of Land in St Helens**

1. Notice is hereby given that St Helens Borough Council made on 9<sup>th</sup> December 2022 The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022 under Section 226(1)(a) (as amended) of The Town and Country Planning Act 1990. It is about to submit this order to the Secretary of State for Levelling Up, Housing and Communities for confirmation, and if confirmed, the order will authorise St Helens Borough Council to purchase compulsorily the land described below for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to such land to enable the delivery of a comprehensive mixed-use development comprising residential units, commercial, retail and food and drink uses; an improved bus station, and community and learning uses, together with associated access and infrastructure, servicing, parking, public realm and landscaping.
2. A copy of the order and of the map referred to therein have been deposited at **St Helens Town Hall, Main Reception, Victoria Square, Bickerstaffe Street, St Helens WA10 1HP, Tel: 01744 676-789** during the following hours: 9am-5pm Monday to Friday
3. Electronic copies of the order, the order map and the Statement of Reasons can be viewed online at [www.sthelens.gov.uk/CPO](http://www.sthelens.gov.uk/CPO)
4. Any objection to the order must be made in writing to the Secretary of State for Levelling Up, Housing and Communities in writing to: Planning Casework Unit, 23 Stephenson Street, Birmingham B2 4BH before **13<sup>th</sup> January 2023** and should state the title of the order, the grounds of objection, the objector's address and interests in the land.

**Description of Land**  
**LAND TO BE ACQUIRED**

3.36 ha (8.32 acres) of land incorporating part of St Helens Town Centre including sections of Corporation Street, Bickerstaffe Street, Hall Street and Church Street and comprising:

**Land and Premises at -**  
Scrubland situated to the south of 39 Hall Street, St Helens; shop and premises (39 Hall Street), St Helens; Public house and premises (41 Hall Street and 1 Corporation Street), St Helens; Building and premises (St Helens Bus Station), St Helens; Shop and premises situated to the east of 60 Bickerstaffe Street, St Helens; Shop and premises (41-43 Corporation Street), St Helens; Shops and premises (60 Bickerstaffe Street), St Helens; Shops and premises (62 Bickerstaffe Street), St Helens; Shops and premises (64-66 Bickerstaffe Street), St Helens; Shops and premises (68 Bickerstaffe Street), St Helens; Shops and premises (70-74 Bickerstaffe Street), St Helens; Hardstanding and premises (The Gamble Building) situated to the east of The Gamble Building, St Helens; Hardstanding and premises (The Hardshaw Centre) situated to the south west of the Millennium Centre, St Helens; Building and premises (8, 9a, 9b, 10 and 11 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises (65, 67, 69 and 61 Bickerstaffe Street) situated to the south west of St Helens Bus Station, St Helens; Building and premises (12, 14, 16, 18, 20, 21 and 22 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises (19 Hardshaw Centre) and car park situated to the south west of St Helens Bus Station, St Helens; Building and premises (2, 3, 3a, 4 and 5 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises (Hardshaw Centre) and building and premises (51 Church Street) situated to the south west of St Helens Bus Station, St Helens; Shop and premises (53 Church Street), St Helens; Shop and premises (55-59 Church Street), St Helens; Shop and premises (71 Church Street), St Helens.

**Highways and Ways at -**

Corporation Street situated to the south of Holy Cross RC Church, St Helens; Hall Street situated to the west of the Millennium Centre, St Helens; footpath situated to the south of 39 Hall Street, St Helens; Library Street situated to the east of The Gamble Building, St Helens; Bickerstaffe Street situated to the south of St Helens Bus Station, Corporation Street, St Helens; Cloughton Street situated to the south of Century House, St Helens; Church Street situated to the north of St Helens Parish Church, Church Street, St Helens.

Dated this 15<sup>th</sup> day of December 2022

Signed:

Cath Fogarty  
Executive Director Corporate Services  
St Helens Borough Council

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## PLANNING

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### Public Notice

Notice under Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and Planning (Listed Buildings and Conservation Areas) Act 1990.  
The following applications have been made to St Helens Council:

Application Number:	P/2022/0814/HHEP
Proposal:	Demolition of the existing single storey side and rear extensions and replaced with a single storey side and rear extension, two storey rear extension and hipped roof over the existing flat roof extension.
Applicant:	Mr Keith Greenhall
Location:	10 Moss Lane, Rainford, St Helens, WA11 7QD

The development does not accord with the development plan in force in the area.  
As this is a household or minor commercial application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no opportunity to comment at the appeal stage.  
Members of the public may inspect copies of the application, plans and other submitted documents on the Council's website at [www.sthelens.gov.uk](http://www.sthelens.gov.uk).  
As a result of the coronavirus (Covid-19) outbreak, we are working remotely and the Town Hall is closed. You cannot view hard copies of the plans.  
If you have any comments about the applications, they can be submitted online or by email. If you decide to submit comments, no acknowledgement will be sent. Any comments received are open to public inspection and will be displayed on the Council's website.  
Kieran Birch, Service Manager - Development & Building Control  
St Helens Council  
DATE: 15th December 2022

## PROBATE & Trustee

**ISTVAN ZARASZ (Deceased)**

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 16 Woodson Close, Haydock, St Helens, WA11 0PX, who died on 27/05/2022, are required to send written particulars thereof to the undersigned on or before 16/02/2023, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

**DOOTSIS LLP,**  
111 High Street, Newton-Le-Willows,  
GB, WA12 8SD

**JOSEPHINE MALONEY (Deceased)**

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 98 Ashburn Green Drive St Helens Merseyside, WA9 2AF, who died on 02/05/2022, are required to send written particulars thereof to the undersigned on or before 16/02/2023, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

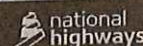
**TIDDLE HALL CROSS,**  
Carlton Chambers 25 Hardshaw Street  
St Helens, WA10 1PP

**FREDA PATRICIA WILLIAMS (Deceased)**

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the deceased, late of 3 Caynor Avenue, Haydock, St Helens, WA11 0XJ, who died on 16/04/2022, must send written particulars to the address below by 16/02/2023, after which date the Estate will be distributed having regard only to claims and interests notified.

**Fidella Legal Services Limited**  
Fidella House, 5 Low Moor Road,  
Lincoln, LN6 3JY Ref:FEA1477

## TRAFFIC & Roads



**ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)(a)**

**THE A580 TRUNK ROAD (EASTBOUND & WESTBOUND CARRIAGEWAYS & SLIP ROADS) (TEMPORARY RESTRICTION AND PROHIBITION OF TRAFFIC) ORDER 2022**

**NOTICE IS HEREBY GIVEN** that National Highways Limited (Company No. 09346363) has made an Order on the A580 Trunk Road, in the Borough of St. Helens, in the County of Merseyside, to enable maintenance and improvement works, to be carried out in safety.

The effect of the Order will be to impose restrictions and prohibitions on the following lengths of carriageway:

- (i) the eastbound A580 Trunk Road, from a point 260 metres west of the M6 Overbridge, to a point 140 metres east of the M6 Overbridge;
- (ii) the westbound A580 Trunk Road, from a point 230 metres east of the M6 Overbridge, to a point 140 metres west of the M6 Overbridge;
- (iii) all slip roads leading to and from the lengths of carriageway described above;
- (iv) the roundabout at Haydock Island.

The works are expected to take place overnight between 19:00 and 06:00 (07:00 on Saturdays and Sunday mornings) during a period starting on Tuesday 3 January 2023 and ending on Friday 22 December 2023.

The duration of each restriction or prohibition will vary depending upon the nature of the work being undertaken on each occasion.

During any road closures traffic will be diverted via alternative junctions of the A580 Trunk Road and local roads. These diversions will be clearly indicated by traffic signs throughout the area.

The restrictions will not apply to emergency services or special-forces vehicles, and the prohibitions will not apply to emergency services, works, or winter maintenance vehicles. The restrictions and prohibitions will only apply during such times and to such extent as shall be indicated by traffic signs.

The Order comes into force on 2 January 2023 and will expire on 22 December 2023.

To obtain a copy of the A580 Programme of Works please contact the National Highways Customer Contact Centre on 0300 123 5000 or [info@nationalhighways.co.uk](mailto:info@nationalhighways.co.uk).

David Logan, an official of National Highways Limited, Piccadilly Gate, Store Street, Manchester M1 2WD.

National Highways Limited, Bridge House, 1 Walnut Tree Close, Glastonbury, GU1 4LZ. Registered in England & Wales number 09346363.

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Thursday December 22, 2022

St Helens Star / 53

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## GOODS Vehicle Licensing

## PLANNING

### Goods Vehicle Operator's Licence

LF8E Transport Limited trading as LF8E Integrated Transport Limited of Unit 8 B Rofey House, Rofey Drive, Horrocks, W02 1QT is applying for a licence to use Unit 24, Gurney Park, College Street, St Helens, W02 1ND as an operating centre for 3 goods vehicles and 3 trailers. Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Maccosy House, 266 Riverside Lane, Leeds LS4 6PP, stating their reasons, within 21 days of the notice. Representations must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A guide to making representations is available from the Traffic Commissioner's Office.

### The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022 The Town and Country Planning Act 1990 The Acquisition of Land Act 1981 Compulsory Purchase of Land in St Helens

- Notice is hereby given that St Helens Borough Council made on 05 December 2022 The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022 under Section 205(1) (a) (as amended) of the Town and Country Planning Act 1990. It is about to submit this order to the Secretary of State for Levelling Up, Housing and Communities for endorsement, and if endorsed, the order will authorise St Helens Borough Council to purchase compulsorily the land specified below for the purposes of facilitating the carrying out of development, maintenance or improvement or, in relation to such land to enable the delivery of a comprehensive sustainable development comprising residential units, commercial, retail and food and drink uses; an improved bus station, and community and learning uses together with associated roads and infrastructure, servicing, parking, public realm and landscaping.
- A copy of the order and if the map referred to therein has been deposited at St Helens Town Hall, Main Reception, Victoria Square, Dicksonville Street, St Helens WA9 1JY, Tel: 01744 674 639 during the following hours: 10am-5pm Monday to Friday.
- Electronic copies of the order, the order map and the Statement of Reasons can be viewed online at [www.sthelens.gov.uk/CPO](http://www.sthelens.gov.uk/CPO)
- Any objection to the order must be made in writing to the Secretary of State for Levelling Up, Housing and Communities in writing by forwarding a letter to: 25 Abchurch Lane, Birmingham B2 4BB before 11th January 2023 and should state the title of the order, the grounds of objection, the objector's address and interests in the land.

### LAND TO BE ACQUIRED

2.24 to 2.28 parcel of land incorporating part of St Helens Town Centre including sections of Corporation Street, Bakerstalls Street, Hill Street and Church Street and comprising:

**Land and Premises at -**  
Commercial situated to the south of 25 Hill Street, St Helens; shop and premises (29 Hill Street), St Helens; Public House and premises (41 Hill Street) and 1 Corporation Street, St Helens; Building and premises (54 Helens Bus Station), St Helens; Shop and premises situated to the east of 25 Bakerstalls Street, St Helens; Shop and premises (41-43 Corporation Street), St Helens; Shop and premises (60 Bakerstalls Street), St Helens; Shop and premises (62 Bakerstalls Street), St Helens; Shop and premises (64-66 Bakerstalls Street), St Helens; Shop and premises (68 Bakerstalls Street), St Helens; Shop and premises (70-74 Bakerstalls Street), St Helens; Retail premises and premises (75a Garden Building) situated to the west of The Garden Building, St Helens; Premises and premises (76 Helens Town Centre) situated to the north west of the Millennium Centre, St Helens; Building and premises (8, 9, 10, 11 and 12) (Harrison Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises (19, 21, 23, 25, 27, 29 and 31 Bakerstalls Street) situated to the south west of St Helens Bus Station, St Helens; Building and premises (19, 21, 23, 25, 27, 29 and 31) (Harrison Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises (Madingley Garage) and building and premises (27) Church Street situated to the south west of St Helens Bus Station, St Helens; Shop and premises (60 Church Street), St Helens; Shop and premises (62-64 Church Street), St Helens; Shop and premises (77 Church Street), St Helens.

**Highways and Ways at -**  
Corporation Street situated to the south of Holy Cross RD Church, St Helens; Hill Street situated to the west of the Millennium Centre, St Helens; Footpath situated to the south of 25 Hill Street, St Helens; Library Street situated to the east of The Garden Building, St Helens; Bakerstalls Street situated to the south of St Helens Bus Station, Corporation Street, St Helens; Glasgow Street situated to the south of Century House, St Helens; Church Street situated to the north of St Helens Town Centre, Church Street, St Helens.

Dated this 15th day of December 2022  
Signed:  
*[Signature]*  
Calli Pappas  
Executive Director Corporate Services  
St Helens Borough Council



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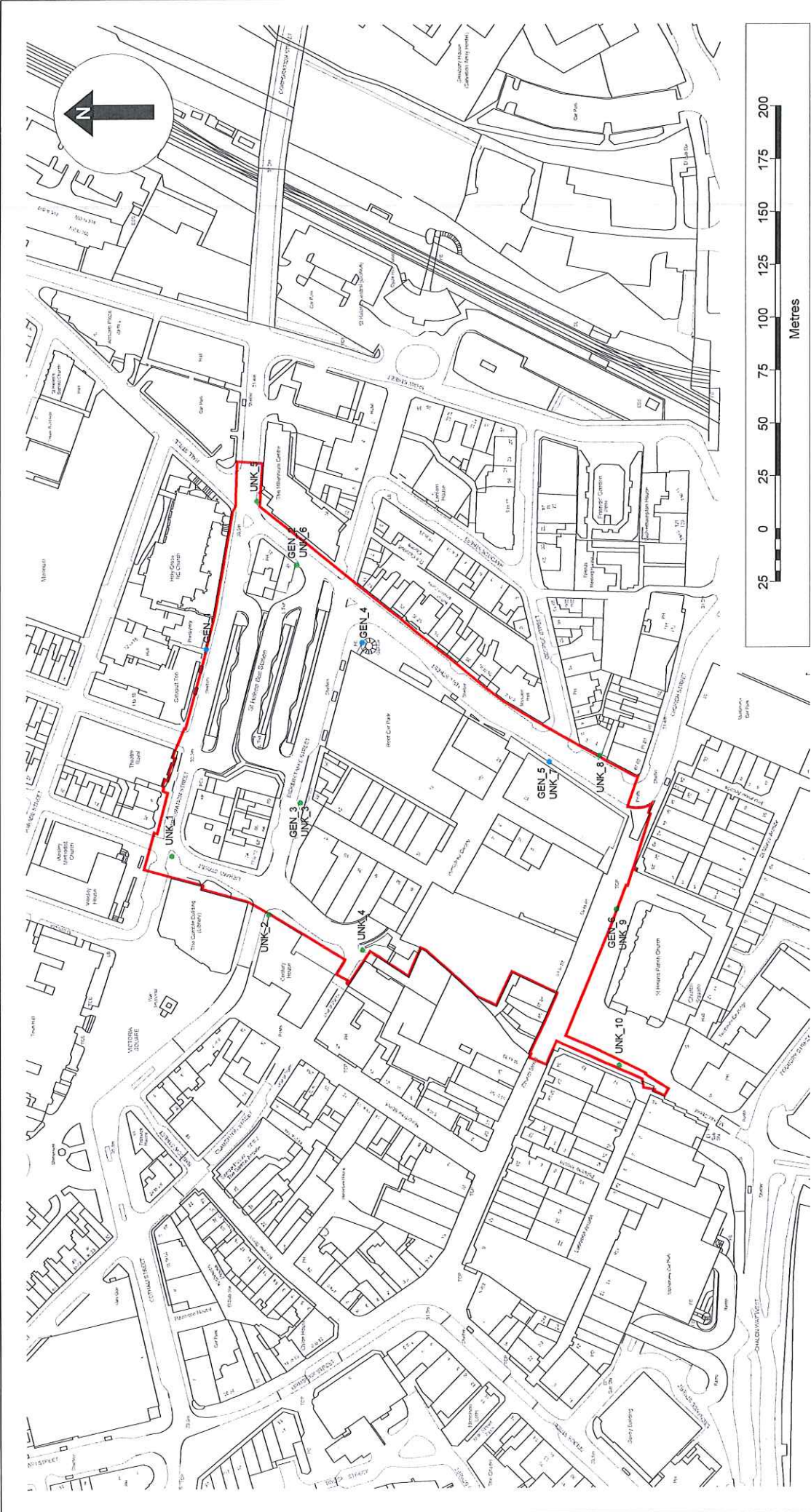
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			<p><b>Date</b> 08 December 2022</p>
			<p><b>Scale</b> 1:2,500@A4</p>



# Appendix 4

## The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022

### The Town and Country Planning Act 1990

### The Acquisition of Land Act 1981

### Compulsory Purchase of Land in St Helens

**To: The persons occupying or having an interest in the land described below:**

1. Notice is hereby given that St Helens Borough Council made on 9<sup>th</sup> December 2022 The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022 under Section 226(1)(a) (as amended) of The Town and Country Planning Act 1990. It is about to submit this order to the Secretary of State for Levelling Up, Housing and Communities for confirmation, and if confirmed, the order will authorise St Helens Borough Council to purchase compulsorily the land described below for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to such land to enable the delivery of a comprehensive mixed-use development comprising residential units; commercial, retail and food and drink uses; an improved bus station, and community and learning uses, together with associated access and infrastructure, servicing, parking, public realm and landscaping.
2. A copy of the order and of the map referred to therein have been deposited at  
**St Helens Town Hall**, Main Reception, Victoria Square, Bickerstaffe Street, St Helens WA10 1HP, Tel: 01744 676 789 during the following hours: 9am-5pm Monday to Friday
3. Electronic copies of the order, the order map and the Statement of Reasons can be viewed online at: [www.sthelens.gov.uk/CPO](http://www.sthelens.gov.uk/CPO)
4. Any objection to the order must be made in writing to the Secretary of State for Levelling Up, Housing and Communities in writing to: Planning Casework Unit, 23 Stephenson Street, Birmingham B2 4BH before **13<sup>th</sup> January 2023** and should state the title of the order, the grounds of objection, the objector's address and interests in the land.

### Description of Land

#### LAND TO BE ACQUIRED

3.36 ha (8.32 acres) of land incorporating part of St Helens Town Centre including sections of Corporation Street, Bickerstaffe Street, Hall Street and Church Street and comprising-

#### Land and Premises at –

Scrubland situated to the south of 39 Hall Street, St Helens; shop and premises (39 Hall Street), St Helens; Public house and premises (41 Hall Street and 1 Corporation Street), St Helens; Building and premises (St Helens Bus Station), St Helens; Shop and premises situated to the east of 60 Bickerstaffe Street, St Helens; Shop and premises (41-43 Corporation Street), St Helens; Shops and premises (60 Bickerstaffe Street), St Helens; Shops and premises (62 Bickerstaffe Street), St Helens; Shops and premises (64-66 Bickerstaffe Street), St Helens; Shops and premises (68 Bickerstaffe Street), St Helens; Shops and premises (70-74 Bickerstaffe Street), St Helens; Hardstanding and premises (The Gamble Building) situated to the east of The Gamble Building, St Helens; Hardstanding and premises (The Hardshaw Centre) situated to the south west of the Millennium Centre, St Helens; Building and premises (8, 8a, 9, 9a, 10 and 11 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises (55, 57, 59 and 61 Bickerstaffe Street) situated to the south west of St Helens Bus Station, St Helens; Building and premises (12, 14, 16, 18, 20, 21 and 22 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises (19 Hardshaw Centre) and car park situated to the south west of St Helens Bus Station, St Helens; Building and premises (2, 3, 3a, 4 and 5 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises (Hardshaw Centre) and building and premises (51 Church Street) situated to the south west of St Helens

Bus Station, St Helens; Shop and premises (53 Church Street), St Helens; Shop and premises (55-69 Church Street), St Helens; Shop and premises (71 Church Street), St Helens.

**Highways and Ways at –**

Corporation Street situated to the south of Holy Cross RC Church, St Helens; Hall Street situated to the west of the Millennium Centre, St Helens; footpath situated to the south of 39 Hall Street, St Helens; Library Street situated to the east of The Gamble Building, St Helens; Bickerstaffe Street situated to the south of St Helens Bus Station, Corporation Street, St Helens; Claughton Street situated to the south of Century House, St Helens; Church Street situated to the north of St Helens Parish Church, Church Street, St Helens.

**Dated this 15<sup>th</sup> day of December 2022**

**Signed:**



**Cath Fogarty  
Executive Director Corporate Services  
St Helens Borough Council**



# Appendix 5

## **The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022**

### **The Town and Country Planning Act 1990**

### **The Acquisition of Land Act 1981**

### **Compulsory Purchase of Land in St Helens**

1. St Helens Borough Council made on 9<sup>th</sup> December 2022 The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022 under Section 226(1)(a) (as amended) of The Town and Country Planning Act 1990. It is about to submit this order to the Secretary of State for Levelling Up, Housing and Communities for confirmation, and if confirmed, the order will authorise St Helens Borough Council to purchase compulsorily the land described below for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to such land to enable the delivery of a comprehensive mixed-use development comprising residential units; commercial, retail and food and drink uses; an improved bus station, and community and learning uses, together with associated access and infrastructure, servicing, parking, public realm and landscaping.

2. A copy of the order and of the map referred to therein have been deposited at

**St Helens Town Hall**, Main Reception, Victoria Square, Bickerstaffe Street, St Helens WA10 1HP, Tel: 01744 676 789 during the following hours: 9am-5pm Monday to Friday

3. Electronic copies of the order, the order map and the Statement of Reasons can be viewed online at: [www.sthelens.gov.uk/CPO](http://www.sthelens.gov.uk/CPO)

4. If no relevant objection as defined in section 13(6) of the Acquisition of Land Act 1981 is made, or if all such objections made are withdrawn, or if the Minister is satisfied that every objection made either relates exclusively to matters of compensation which can be dealt with by the Lands Tribunal, or amounts in substance to an objection to the provisions of the development plan defining the proposed use of any land comprised in the order, the Minister may confirm the order with or without modifications. In any other case where a relevant objection has been made which is not withdrawn or disregarded, the Minister is required, before confirming the order, either:

a. To cause a public local inquiry to be held; or

b. To afford to the objector an opportunity of appearing before and being heard by a person appointed by the Minister for the purpose; or

c. With the consent of the objector to follow a written representations procedure.

5. The Minister may then, after considering the objection and the report of the person who held the inquiry or hearing or considered the written representations, confirm the order with or without modifications. In the event that there is no objection, whether by a qualifying person or otherwise, the Minister may in certain circumstances permit the acquiring authority to determine confirmation of the order.

6. Any objection to the order must be made in writing the Secretary of State for Levelling Up, Housing and Communities in writing to: Planning Casework Unit, 23 Stephenson Street, Birmingham B2 4BH before **13<sup>th</sup> January 2023** and should state the title of the order, the grounds of objection, the objector's address and interests in the land.

## Description of Land

### LAND TO BE ACQUIRED

3.36 ha (8.32 acres) of land incorporating part of St Helens Town Centre including sections of Corporation Street, Bickerstaffe Street, Hall Street and Church Street and comprising-

#### Land and Premises at –

Scrubland situated to the south of 39 Hall Street, St Helens; shop and premises (39 Hall Street), St Helens; Public house and premises (41 Hall Street and 1 Corporation Street), St Helens; Building and premises (St Helens Bus Station), St Helens; Shop and premises situated to the east of 60 Bickerstaffe Street, St Helens; Shop and premises (41-43 Corporation Street), St Helens; Shops and premises (60 Bickerstaffe Street), St Helens; Shops and premises (62 Bickerstaffe Street), St Helens; Shops and premises (64-66 Bickerstaffe Street), St Helens; Shops and premises (68 Bickerstaffe Street), St Helens; Shops and premises (70-74 Bickerstaffe Street), St Helens; Hardstanding and premises (The Gamble Building) situated to the east of The Gamble Building, St Helens; Hardstanding and premises (The Hardshaw Centre) situated to the south west of the Millennium Centre, St Helens; Building and premises (8, 8a, 9, 9a, 10 and 11 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises (55, 57, 59 and 61 Bickerstaffe Street) situated to the south west of St Helens Bus Station, St Helens; Building and premises (12, 14, 16, 18, 20, 21 and 22 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises (19 Hardshaw Centre) and car park situated to the south west of St Helens Bus Station, St Helens; Building and premises (2, 3, 3a, 4 and 5 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises (Hardshaw Centre) and building and premises (51 Church Street) situated to the south west of St Helens Bus Station, St Helens; Shop and premises (53 Church Street), St Helens; Shop and premises (55-69 Church Street), St Helens; Shop and premises (71 Church Street), St Helens.

#### Highways and Ways at –

Corporation Street situated to the south of Holy Cross RC Church, St Helens; Hall Street situated to the west of the Millennium Centre, St Helens; footpath situated to the south of 39 Hall Street, St Helens; Library Street situated to the east of The Gamble Building, St Helens; Bickerstaffe Street situated to the south of St Helens Bus Station, Corporation Street, St Helens; Claughton Street situated to the south of Century House, St Helens; Church Street situated to the north of St Helens Parish Church, Church Street, St Helens.

**Dated this 15<sup>th</sup> day of December 2022**

**Signed:**



**Cath Fogarty  
Executive Director Corporate Services  
St Helens Borough Council**



# Appendix 6



**ST HELENS**  
BOROUGH COUNCIL

Insert recipients name & address here

St. Helens  
Merseyside  
WA10 1HP

Contact: Robert Gatensbury  
Tel: 07517 830066  
Email: [robertgatensbury@sthelens.gov.uk](mailto:robertgatensbury@sthelens.gov.uk)  
Your ref:

## BY COURIER DELIVERY

### IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

Dear XXXXX

#### **The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022**

We refer to our previous correspondence in respect of the above matter.

We are writing to you now to confirm that St Helens Borough Council ("the Council") made the St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022 on 9<sup>th</sup> December 2022 ("CPO") to enable it to acquire land necessary for the delivery of the first phase of the St Helens Town Centre regeneration.

We enclose by way of service on you a statutory notice ("Notice") informing you that the CPO has been made. The Notice is accompanied by the Council's Statement of Reasons which explains why the CPO has been made and contains more detail about the development. You have been served with the Notice as the Council has identified that you have an interest in the land included in the CPO. The land to be acquired under the CPO is shown on Plan 1 appended to the Statement of Reasons (please note, the plan is not to scale). Please consider carefully the content of the Notice and the Statement of Reasons.

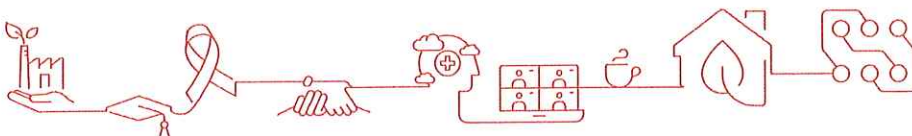
As explained in the Notice, the CPO and Maps can be inspected at St Helens Town Hall, Main Reception, Victoria Square, Bickerstaffe Street, St Helens WA10 1H (during the hours of 9am to 5pm Monday to Friday), and online at: [www.sthelens.gov.uk/CPO](http://www.sthelens.gov.uk/CPO)

Now the CPO has been made by the Council, it will be submitted to the Secretary of State for Levelling Up, Housing and Communities for confirmation. You have the opportunity to object to the CPO as explained in the enclosed Notice. If you do not wish to object you do not need to take any action. Any objection to the CPO must be made in writing to the Secretary of State for Levelling Up, Housing and Communities, Planning Casework Unit, 23 Stephenson Street, Birmingham B2 4BH before **13<sup>th</sup> January 2023** and should state the title of the order, the grounds of objection, the objector's address and interests in the land.

Depending on the number and nature of objections received, the Secretary of State may decide to hold an inquiry at which an Inspector will hear evidence from St Helens Council and any objectors before making recommendations to the Secretary of State as to whether the CPO should be confirmed.

Further detail on the compulsory purchase process can be found in the Department for Levelling Up, Housing and Communities Guidance on Compulsory Purchase Process and The Crichel Down Rules (July 2019) which is available to view and download for free online at:

<https://www.gov.uk/government/publications/compulsory-purchase-process-and-the-crichel-down-rules-guidance>



[WWW.STHELENS.GOV.UK](http://WWW.STHELENS.GOV.UK)



The Department for Levelling Up, Housing and Communities has produced booklets and guidance on how the compulsory purchase process works entitled "Compulsory Purchase and Compensation" listed below:

- Booklet No. 1 – Compulsory Purchase Procedure.
- Booklet No. 2 – Compensation to Business Owners and Occupiers
- Booklet No. 3 – Compensation to Agricultural Owners and Occupiers
- Booklet No. 4 - Compensation for Residential Owners and Occupiers

Copies of these booklets are obtainable free of charge, from: Department for Levelling Up, Housing and Communities, 2 Marsham Street, London SW1P 4DF.

In addition, the booklets are available to view and download for free online at:

[Compulsory purchase system guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/compulsory-purchase-system-guidance)

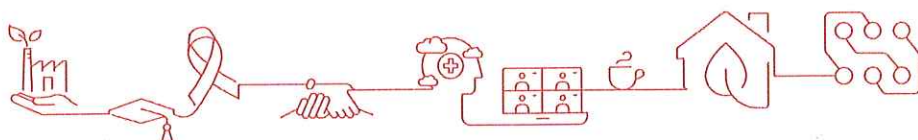
As explained above, St Helens Borough Council is committed to securing land rights by voluntary agreement and if you would like to continue or commence discussions regarding the voluntary acquisition of your land interests please contact:

- For tenants and occupiers of the Hardhsaw Centre – please contact Global Mutual – on 07961 751893 and ask for Steven Gray or via email at [sg@globalmutual.com](mailto:sg@globalmutual.com). Alternatively you can contact in writing to 43-45 Dorset Street, London, W1U 7NA
- For all other interests – please contact: Keppie Massie – on 0151 255 0755 and ask for Ged Massie or at Keppie Massie, Alabama House, 6 Rumford Place, Liverpool, L3 9BY.

Yours sincerely

*M. E. Jones*

M E Jones  
Head of Legal Services  
St Helens Borough Council





# Appendix 7

## The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022

### The Town and Country Planning Act 1990

### The Acquisition of Land Act 1981

### Compulsory Purchase of Land in St Helens

**To: The Unknown Owner, Lessess, Tenant and/or Occupier and to all other persons having or enabled to sell any current estate or interest in land as detailed in the schedule**

1. Notice is hereby given that St Helens Borough Council made on 9<sup>th</sup> December 2022 The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022 under Section 226(1)(a) (as amended) of The Town and Country Planning Act 1990. It is about to submit this order to the Secretary of State for Levelling Up, Housing and Communities for confirmation, and if confirmed, the order will authorise St Helens Borough Council to purchase compulsorily the land described below for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to such land to enable the delivery of a comprehensive mixed-use development comprising residential units; commercial, retail and food and drink uses; an improved bus station, and community and learning uses, together with associated access and infrastructure, servicing, parking, public realm and landscaping.
2. A copy of the order and of the map referred to therein have been deposited at  
**St Helens Town Hall**, Main Reception, Victoria Square, Bickerstaffe Street, St Helens WA10 1HP, Tel: 01744 676 789 during the following hours: 9am-5pm Monday to Friday
3. Electronic copies of the order, the order map and the Statement of Reasons can be viewed online at: [www.sthelens.gov.uk/CPO](http://www.sthelens.gov.uk/CPO)
4. Any objection to the order must be made in writing to the Secretary of State for Levelling Up, Housing and Communities in writing to: Planning Casework Unit, 23 Stephenson Street, Birmingham B2 4BH before **13<sup>th</sup> January 2023** and should state the title of the order, the grounds of objection, the objector's address and interests in the land.

### Description of Land

#### LAND TO BE ACQUIRED

3.36 ha (8.32 acres) of land incorporating part of St Helens Town Centre including sections of Corporation Street, Bickerstaffe Street, Hall Street and Church Street and comprising-

#### Land and Premises at –

Scrubland situated to the south of 39 Hall Street, St Helens; shop and premises (39 Hall Street), St Helens; Public house and premises (41 Hall Street and 1 Corporation Street), St Helens; Building and premises (St Helens Bus Station), St Helens; Shop and premises situated to the east of 60 Bickerstaffe Street, St Helens; Shop and premises (41-43 Corporation Street), St Helens; Shops and premises (60 Bickerstaffe Street), St Helens; Shops and premises (62 Bickerstaffe Street), St Helens; Shops and premises (64-66 Bickerstaffe Street), St Helens; Shops and premises (68 Bickerstaffe Street), St Helens; Shops and premises (70-74 Bickerstaffe Street), St Helens; Hardstanding and premises (The Gamble Building) situated to the east of The Gamble Building, St Helens; Hardstanding and premises (The Hardshaw Centre) situated to the south west of the Millennium Centre, St Helens; Building and premises (8, 8a, 9, 9a, 10 and 11 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises (55, 57, 59 and 61 Bickerstaffe Street) situated to the south west of St Helens Bus Station, St Helens; Building and premises (12, 14, 16, 18, 20, 21 and 22 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises (19 Hardshaw Centre) and car park situated to the south west of St Helens Bus Station, St Helens; Building and premises (2, 3, 3a, 4 and 5 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises

(Hardshaw Centre) and building and premises (51 Church Street) situated to the south west of St Helens Bus Station, St Helens; Shop and premises (53 Church Street), St Helens; Shop and premises (55-69 Church Street), St Helens; Shop and premises (71 Church Street), St Helens.

**Highways and Ways at –**

Corporation Street situated to the south of Holy Cross RC Church, St Helens; Hall Street situated to the west of the Millennium Centre, St Helens; footpath situated to the south of 39 Hall Street, St Helens; Library Street situated to the east of The Gamble Building, St Helens; Bickerstaffe Street situated to the south of St Helens Bus Station, Corporation Street, St Helens; Claughton Street situated to the south of Century House, St Helens; Church Street situated to the north of St Helens Parish Church, Church Street, St Helens.



## SCHEDULE OF UNKNOWN PLOTS

Plot	Plot Description
3	All interests in 7 square metres, or thereabouts, of scrubland and footpath situated to the south of 39 Hall Street, St Helens
4	All interests in 85 square metres, or thereabouts, of shop and premises (39 Hall Street), St Helens
5	All interests in 315 square metres, or thereabouts, of public house and premises (41 Hall Street and 1 Corporation Street), St Helens
6	All interests in 3918 square metres, or thereabouts, of building and premises (St Helens Bus Station), St Helens excluding all interests held by the Acquiring Authority
8	All interests in 241 square metres, or thereabouts, of shop and premises (41-43 Corporation Street), St Helens
9	All interests in 90 square metres, or thereabouts, of shops and premises (60 Bickerstaffe Street), St Helens excluding all interests held by the Acquiring Authority
10	All interests in 87 square metres, or thereabouts, of shops and premises (62 Bickerstaffe Street), St Helens
11	All interests in 197 square metres, or thereabouts, of shops and premises (64-66 Bickerstaffe Street), St Helens
12	All interests in 89 square metres, or thereabouts, of shops and premises (68 Bickerstaffe Street), St Helens
13	All interests in 206 square metres, or thereabouts, of shops and premises (70-74 Bickerstaffe Street), St Helens
14	All interests in 311 square metres, or thereabouts, of hardstanding situated to the east of The Gamble Building, St Helens excluding all interests held by the Acquiring Authority
15	All interests in 563 square metres, or thereabouts, of public adopted highway (Library Street) situated to the east of The Gamble Building, St Helens excluding all interests held by the Acquiring Authority

<b>Plot</b>	<b>Plot Description</b>
16	All interests in 64 square metres, or thereabouts, of hardstanding and premises (The Gamble Building) situated to the east of The Gamble Building, St Helens excluding all interests held by the Acquiring Authority
17	All interests in 1686 square metres, or thereabouts, of public adopted highway (Bickerstaffe Street) situated to the south of St Helens Bus Station, Corporation Street, St Helens excluding all interests held by the Acquiring Authority
18	All interests in 5217 square metres, or thereabouts, of hard standing, premises (The Hardshaw Centre), public adopted highway (Church Street and Hall Street) situated to the north of 54 Church Street, St Helens excluding all interests held by the Acquiring Authority
19	All interests in 470 square metres, or thereabouts, of building and premises (11 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
20	All interests in 317 square metres, or thereabouts, of building and premises (10 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
21	All interests in 222 square metres, or thereabouts, of building and premises (9a Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
22	All interests in 355 square metres, or thereabouts, of building and premises (9 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
23	All interests in 72 square metres, or thereabouts, of building and premises (8a Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
24	All interests in 139 square metres, or thereabouts, of building and premises (8 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
25	All interests in 81 square metres, or thereabouts, of building and premises (55 Bickerstaffe Street) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
26	All interests in 65 square metres, or thereabouts, of building and premises (57 Bickerstaffe Street) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority



<b>Plot</b>	<b>Plot Description</b>
27	All interests in 29 square metres, or thereabouts, of building and premises (59 Bickerstaffe Street) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
28	All interests in 30 square metres, or thereabouts, of building and premises (61 Bickerstaffe Street) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
29	All interests in 128 square metres, or thereabouts, of building and premises (12 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
30	All interests in 137 square metres, or thereabouts, of building and premises (12 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
31	All interests in 134 square metres, or thereabouts, of building and premises (12 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
32	All interests in 136 square metres, or thereabouts, of building and premises (14 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
33	All interests in 130 square metres, or thereabouts, of building and premises (14 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
34	All interests in 132 square metres, or thereabouts, of building and premises (16 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
35	All interests in 144 square metres, or thereabouts, of building and premises (16 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
36	All interests in 258 square metres, or thereabouts, of building and premises (18 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
37	All interests in 2855 square metres, or thereabouts, of building and premises (19 Hardshaw Centre) and car park situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority

<b>Plot</b>	<b>Plot Description</b>
38	All interests in 449 square metres, or thereabouts, of building and premises (20 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
39	All interests in 382 square metres, or thereabouts, of building and premises (21 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
40	All interests in 1241 square metres, or thereabouts, of building and premises (22 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
41	All interests in 506 square metres, or thereabouts, of shop and premises (71 Church Street and 2 Hardshaw Centre), St Helens excluding all interests held by the Acquiring Authority
42	All interests in 56 square metres, or thereabouts, of building and premises (3a Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
43	All interests in 101 square metres, or thereabouts, of building and premises (3 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
44	All interests in 178 square metres, or thereabouts, of building and premises (4 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
45	All interests in 670 square metres, or thereabouts, of building and premises (5 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
46	All interests in 630 square metres, or thereabouts, of public adopted highway (Cloughton Street) situated to the south of Century House, St Helens excluding all interests held by the Acquiring Authority
47	All interests in 2063 square metres, or thereabouts, of building and premises (Hardshaw Centre) and building and premises (51 Church Street) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
48	All interests in 342 square metres, or thereabouts, of shop and premises (53 Church Street), St Helens



Plot	Plot Description
50	All interests in 1927 square metres, or thereabouts, of public adopted highway (Church Street) situated to the north of St Helens Parish Church, Church Street, St Helens excluding all interests held by the Acquiring Authority

**Dated this 15<sup>th</sup> day of December 2022**

**Signed:**



**Cath Fogarty  
Executive Director Corporate Services  
St Helens Borough Council**

**Appendix 8**  
 The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022  
 General – Site Notice Posting 15/12/2022

Notice Number	Type	Description	Method	Proof of Service
St Helens_Nom_GEN_1	General	Attached to lamppost, Corporation Street greed.cracker.shocks	<input checked="" type="checkbox"/> Affixed on Site	Print Name: C. W. Jackson Signature: [Signature] Time: 16.03 Date: 16/12/2022 Photo Number: 172, 173
St Helens_Nom_GEN_2	General	Attached to lamppost, Hall Street saunas.glove.songbirds	<input checked="" type="checkbox"/> Affixed on Site	Print Name: C. W. Jackson Signature: [Signature] Time: 9.52 Date: 16/12/2022 Photo Number: 167, 169
St Helens_Nom_GEN_3	General	Attached to pedestrian traffic light post, Bickerstaffe Street albums.shrugging.nests	<input checked="" type="checkbox"/> Affixed on Site	Print Name: C. W. Jackson Signature: [Signature] Time: 16.17 Date: 16/12/2022 Photo Number: 180, 181



The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022  
 General – Site Notice Posting 15/12/2022

Notice Number	Type	Description	Method	Proof of Service
St Helens_NoM_GEN_4	General	Attached to Obelisk/stairs to car park of Hardshaw Centre stood.knots.flagpole	<input checked="" type="checkbox"/> Affixed on Site	Print Name: <i>Z. W. S. S. G. G.</i> Signature: <i>ZWS</i> Time: <i>9.47</i> Date: <i>15/12/2022</i> Photo Number: <i>185/186</i>
St Helens_NoM_GEN_5	General	Attached to lamppost outside side entrance of Hardshaw Centre by Hall Street money.scorching.mills	<input checked="" type="checkbox"/> Affixed on Site	Print Name: <i>Z. W. S. S. G. G.</i> Signature: <i>ZWS</i> Time: <i>10.50</i> Date: <i>16/12/2022</i> Photo Number: <i>191, 193</i>
St Helens_NoM_GEN_6	General	Attached to lamppost outside south entrance of Hardshaw Centre deck.about.lawfully	<input checked="" type="checkbox"/> Affixed on Site	Print Name: <i>Z. W. S. S. G. G.</i> Signature: <i>ZWS</i> Time: <i>10.35</i> Date: <i>16/12/2022</i> Photo Number: <i>184, 185</i>

**Appendix 9**  
 The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022  
 Proof of Posting Master Sheet

Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 374	Hand Delivery	Angela Hindley	The Swan Corporation Street St. Helens WA10 1ED	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:27 Date: 16/12/2022 Photo Number: N/A
St Helens NoM 375	Posted	Apcoa Parking (UK) Limited (Company Number: 02572947)	Wellington House 4-10 Cowley Road Uxbridge UB8 2XW	<input type="checkbox"/> Courier	<p>Your shipment 1ZTNLSKJ0Z0001018 Delivered On Thursday, December 15 at 12:37 at Reception</p> <p>Delivered To UXBRIDGE GB</p> <p>Received By: EMMA Proof of Delivery</p>
St Helens NoM 376	Posted	The Public Trustee (as personal representative to the estate of Joseph Speakman)	102 Petty France London SW1H 9AJ	<input type="checkbox"/> Courier	<p>Your shipment 1Z19F100J2001613 Delivered On Friday, December 16 at 13:59 at Reception</p> <p>Delivered To LONDON GB</p> <p>Received By: JILLIE Proof of Delivery</p>



The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022  
Proof of Posting Master Sheet


Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 377	Hand Delivery	The Personal Representative to the Estate of Joseph Speakman	Johnsons Farm Lafford Lane Skelmersdale WN8 0QY	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 10:00 Date: 15/12/2022 Photo Number: N/A
St Helens NoM 378	Hand Delivery	Michal Mullen	27 Heswall Avenue Clock Face St. Helens WA9 4DR	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 14:56 Date: 15/12/2022 Photo Number: N/A
St Helens NoM 379	Hand Delivery	The Hope Centre - St. Helens (as partner to Green Pastures CBS Limited)	Atherton Street St. Helens WA10 2DT	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:28 Date: 16/12/2022 Photo Number: N/A

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 380	Hand Delivery	Michael Clarke	170a Knowsley Road St Helens WA10 4PY	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 15:50 Date: 16/12/2022 Photo Number: N/A
St Helens NoM 382	Hand Delivery	The Occupier trading as Clearhill	Hardshaw Centre St. Helens WA10 1EB	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:06 Date: 16/12/2022 Photo Number: N/A
St Helens NoM 383	Hand Delivery	The Occupier	41 Corporation Street St. Helens WA10 1ED	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:28 Date: 16/12/2022 Photo Number: N/A



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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 381	Hand Delivery	Pauline Elizabeth Fozard	Flat 4 Manor Court Greasby Road Greasby Wirral CH49 3NG	<input type="checkbox"/> Posted	Print Name: Justin Larnier Signature: Time: 14:10 Date: 16/12/2022 Photo Number: TC-00187, TC-00188
St Helens NoM 384	Posted	Jones Lang Lasalle Limited (Company number: 01188567)	30 Warwick Street London W1B 5NH	<input type="checkbox"/> Courier	 <p>Delivered to LDN GB</p> <p>Received By: JEFF Special Delivery</p>
St Helens NoM 385	Hand Delivery	Christopher Woods	Unit 7A Hardshaw Centre St. Helens WA10 1EB	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:09 Date: 16/12/2022 Photo Number: N/A

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 386	Hand Delivery	David Woods	Unit 7A Hardshaw Centre St. Helens WA10 1EB	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:11 Date: 16/12/2022 Photo Number: N/A
St Helens NoM 387	Hand Delivery	Tracy Heaton (trading as The Sweet Kiosk)	Area 2 Hardshaw Centre St. Helens WA10 1EB	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:04 Date: 16/12/2022 Photo Number: N/A
St Helens NoM 388	Hand Delivery	Tracy Gerrard (trading as The Flower Barrow)	Area 10 Hardshaw Centre St. Helens WA10 1EB	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:05 Date: 16/12/2022 Photo Number: N/A



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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 389	Hand Delivery	Jacqueline Yates (trading as Card Busters)	3 White Friars Eccleston St. Helens WA10 5GB	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 15:53 Date: 15/12/2022 Photo Number: N/A
St Helens NoM 390	Hand Delivery	C Clancy (Market Trader at the Hardshaw Centre)	St. Helens WA10 1EB	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:14 Date: 16/12/2022 Photo Number: N/A
St Helens NoM 391	Hand Delivery	V Marrs	Area 3 Hardshaw Centre St. Helens WA10 1EB	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:13 Date: 16/12/2022 Photo Number: N/A

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 392	Hand Delivery	J Wright	Area 4 Hardshaw Centre St. Helens WA10 1EB	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:13 Date: 16/12/2022 Photo Number: N/A
St Helens NoM 393	Hand Delivery	Claire House	Clatterbridge Road Wirral CH63 4JD	<input type="checkbox"/> Posted	Print Name: Justin Larner Signature: Time: 14:47 Date: 16/12/2022 Photo Number: N/A
St Helens NoM 394	Hand Delivery	Temax Limited (Company number: 11337939)	47 Dunes Way Liverpool L5 9RJ	<input type="checkbox"/> Posted	Print Name: Justin Larner Signature: Time: 12:05 Date: 16/12/2022 Photo Number: TC_00186



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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 395	Hand Delivery	R1 Fashions Limited (Company number: 09638441)	48-52 Penny Lane Liverpool L18 1DG	<input type="checkbox"/> Posted <input checked="" type="checkbox"/> <b>Handed to receptionist</b>	Print Name: Deekshitha Signature: Time: 11:40 Date: 16/12/2022 Photo Number: N/A
St Helens NoM 396	Posted	Photo-Me International plc (Company number: 00535600)	Unit 3B Blenheim Road Epsom KT19 9AP	<input type="checkbox"/> Courier <input type="checkbox"/> Posted	14/12/2022 Your shipment 1Z79P7G30400030011 Delivered On Friday, December 16 at 13:23 at Dock Delivered To EPSOM GB Received By: CHRIS Epson at Delivery
St Helens NoM 397	Hand Delivery	Eurochange Group plc (Company number: 11589853)	Essex House Medway Corporate Centre Rutherford Close Stevenage SG1 2EF	<input type="checkbox"/> Posted	Print Name: Liam Jones Signature: Time: 15:00 Date: 15/12/2022 Photo Number: N/A

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 398	Hand Delivery	DMS Promotions Limited (Company number: 08218211)	C/O Lethbridge & Co Accountants 82 King Street Manchester M2 4WQ	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 12:30 Date: 15/12/2022 Photo Number: N/A
St Helens NoM 399	Hand Delivery	Cut and Go (St Helens) Limited (Company number: 12007168)	140 Lee Lane Horwich Bolton BL6 7AF	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 10:48 Date: 15/12/2022 Photo Number: N/A
St Helens NoM 400	Posted	Cardtronics UK Limited (Company number: 03610221)	9th Floor 5 Merchant Square London W2 1BQ	<input type="checkbox"/> Courier	<div style="border: 1px solid black; padding: 5px;"> <p>Your shipment 1ZT9WV97040020418</p> <p>Delivered On Thursday, December 15 at 11:31 at Office</p> <p>Delivered To LONDON GB</p> <p>Received By: HAMED Proof of Delivery</p> </div>



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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 401	Posted	Barnardos (Charity number: 216250)	Tanners Lane Ilford IG6 1QG	<input type="checkbox"/> Courier	<p>14/12/2022</p> <p>Your shipment 1Z1955E5049920884</p> <p>Delivered On Thursday, December 15 at 10:21 at Residential</p> <p>Delivered To ILFORD GB</p> <p>Received By: NORMAN Proof of Delivery</p>
St Helens NoM 402	Hand Delivery	Alpha-Infinite News Limited (Company number: 08126118)	Unit 3A Hardshaw Centre St. Helens WA10 1EB	<input type="checkbox"/> Posted	<p>Print Name: Zeeshan Hussain</p> <p>Signature:</p> <p>Time: 9:03</p> <p>Date: 16/12/2022</p> <p>Photo Number: N/A</p>
St Helens NoM 403	Posted	Peacocks Stores Limited (Company number: 13600481)	1 Fleet Place London EC4M 7WS	<input type="checkbox"/> Courier	<p>14/12/2022</p> <p>Your shipment 1Z197123040180835</p> <p>Delivered On Thursday, December 15 at 11:51 at Mail room</p> <p>Delivered To LONDON GB</p> <p>Received By: JAMES Evidential Delivery</p>

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 407	Posted	Beta Estate Limited (trading as Bus Stop News Limited)	161 Robin Hood Way London SW15 3QG	<input type="checkbox"/> Courier	<p>14/12/2022</p> <p>Your shipment 1ZV2L8ST0202026212 Delivered On Thursday, December 15 at 10:06 at Mailbox</p> <p>Delivered To LONDON GB</p> <p><a href="#">Proof of Delivery</a></p>
St Helens NoM 408	Posted	London & City Estates Limited	Ruskin House Little Russell St London WC1A 2HH	<input type="checkbox"/> Courier	 <p>Confirmation sent to: Benjamin.Halpern@terraquest.co.uk</p> <p>Tracking number 3205799990002AS453378</p> <p>Your chosen delivery option: Due to be delivered Monday 09 January</p>
St Helens NoM 409	Hand Delivery	Eliazer Halpern	New Riverside 439 Lower Broughton Road Salford M7 2FX	<input type="checkbox"/> Posted <span style="color: red;">Handed to lady at reception</span>	<p>Print Name: Deekshitha</p> <p>Signature:</p> <p>Time: 13:48</p> <p>Date: 15/12/2022</p> <p>Photo Number: N/A</p>



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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 410	Hand Delivery	Carol Alexandra Ogden	329 Liverpool Road St. Helens WA11 0UN	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 15:21 Date: 15/12/2022 Photo Number: N/A
St Helens NoM 411	Hand Delivery	SP Manweb plc	3 Prenton Way Prenton CH43 3ET	<input type="checkbox"/> Posted	Print Name: Justin Lamer Signature: Time: 13:25 Date: 16/12/2022 Photo Number: N/A
St Helens NoM 412	Posted	Anthony John Wright (as liquidator to Bonmarche Limited and excluding mines and minerals)	110 Cannon Street London EC4N 6EU	<input type="checkbox"/> Courier	14/12/2022 Your shipment 1ZV4617R2020022619 Delivered On Thursday, December 15 at 10:36 at Dock Delivered To LONDON GB Received By: MUHAMMAD Erol O'Delivery

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 413	Posted	Alastair Massey (as liquidator to Bonmarche Limited)	110 Cannon Street London EC4N 6EU	<input type="checkbox"/> Courier	<p>14/12/2022</p> <p>Your shipment 1ZV46TH20420022519</p> <p>Delivered On Thursday, December 15 at 10:36 at Dock</p> <p>Delivered To LONDON GB</p> <p>Received By: MUHAMMID Proof of Delivery</p>
St Helens NoM 414	Hand Delivery	Dorothy Speakman	Johnsons Farm Lafford Lane Skelmersdale WN8 0QY	<input type="checkbox"/> Posted	<p>Print Name: Zeeshan Hussain</p> <p>Signature:</p> <p>Time: 10:00</p> <p>Date: 15/12/2022</p> <p>Photo Number: N/A</p>
St Helens NoM 415	Posted	Santander UK plc	2 Triton Square London NW1 3AN	<input type="checkbox"/> Courier	<p>Your shipment 1ZNY5ZT70420006415</p> <p>Delivered On Friday, December 16 at 15:11 at Dock</p> <p>Delivered To LONDON GB</p> <p>Received By: DOMINIC Proof of Delivery</p> <p>Date: 14/12/2022</p>

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 416	Hand Delivery	Eurochange Limited (Company number: 02519424)	Essex House Medway Corporate Centre Rutherford Close Stevenage SG1 2EF	<input type="checkbox"/> Posted	Print Name: Liam Jones Signature: Time: 15:00 Date: 15/12/2022 Photo Number: N/A
St Helens NoM 417	Hand Delivery	Hajra Bi Choudhry	13 Portville Road Manchester M19 3DN	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 12:50 Date: 15/12/2022 Photo Number: N/A
St Helens NoM 418	Hand Delivery	Hussein Nasser Hassan (trading as Bus stop News Limited)	59 Cedar Grove Toxteth Liverpool L8 0SN	<input type="checkbox"/> Posted	Print Name: Deekshitha Signature: Time: 11:07 Date: 16/12/2022 Photo Number: TC_00184



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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NOM 419	Hand Delivery	Kenneth Irvine Jordan	42 Howards Lane Eccleston St. Helens WA10 5HY	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 15:57 Date: 15/12/2022 Photo Number: N/A
St Helens NOM 420	Posted	Cafe Country Kitchen Limited (Company number: 08567019)	7 Overton Road London E10 7NN	<input type="checkbox"/> Courier	 <p>Your shipment 1ZWZ730420021014 Delivered On Monday, December 19 at 9:16 at Mailbox</p> <p>Delivered To LONDON GB</p> <p><a href="#">View Details</a></p> <p><a href="#">Get Updates &gt;</a></p>
St Helens NOM 421	Hand Delivery	LHR Holding Limited (Company number: 11858129)	2000 Vortex Court Enterprise Way Liverpool L13 1FB	<input type="checkbox"/> Posted	Print Name: Justin Larner Signature: Time: 11:28 Date: 16/12/2022 Photo Number: N/A

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 422	Hand Delivery	99P Stores Limited (Company number: 04058808)	Pattison House Midland Road Walsall WS1 3TX	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 1:24 Date: 16/12/2022 Photo Number: N/A
St Helens NoM 423	Hand Delivery	Meena Subbiah	74 Ruddgwick Drive Bury BL8 1YE	<input type="checkbox"/> Posted	Print Name: Deekshitha Signature: Time: 17:05 Date: 15/12/2022 Photo Number: TC_00182
St Helens NoM 424	Hand Delivery	Chaweewan Ngansamret Wright	24 Hall Street St. Helens WA10 1DL	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:24 Date: 16/12/2022 Photo Number: N/A

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 425	Hand Delivery	Steven Wright	24 Hall Street St. Helens WA10 1DL	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:24 Date: 16/12/2022 Photo Number: N/A
St Helens NoM 426	Posted	Pixieacre Limited (Company number: 03360708)	Innovia House Marish Wharf St. Marys Road Middlegreen Slough SL3 6DA	<input type="checkbox"/> Courier	This notice has been emailed to party on 19th December
St Helens NoM 427	Hand Delivery	Liverpool Roman Catholic Archdiocesan Trustees Incorporated (Charity number: 232709)	Croxteth Drive Liverpool L17 1AA	<input type="checkbox"/> Posted	Print Name: Justin Larner Signature: Time: 10:50 Date: 16/12/2022 Photo Number: N/A



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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 428	Hand Delivery	Internorth Developments Limited (Company number: 01528852)	Apartment 2 Langham Mount East Downs Road Bowdon Altrincham WA14 3NL	<input type="checkbox"/> Posted <span style="color: red;">Not able to get access through security gates</span>	Print Name: Deekshitha Signature: Time: 15:45 Date: 16/12/2022 Photo Number: TC_00190, TC_00191
St Helens NoM 429	Hand Delivery	Philip Joseph Speakman	Johnsons Farm Lafford Lane Skelmersdale WN8 0QY	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 10:00 Date: 15/12/2022 Photo Number: N/A
St Helens NoM 430	Hand Delivery	John David Speakman	Johnsons Farm Lafford Lane Skelmersdale WN8 0QY	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 10:00 Date: 15/12/2022 Photo Number: N/A

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 431	Posted	Lloyds Bank plc	25 Gresham Street London EC2V 7HN	<input type="checkbox"/> Courier	<p>Your shipment 1ZVZ050T0420027410</p> <p>Delivered On Friday, December 16 at 12:57 at Mail room</p> <p>Delivered To LONDON GB</p> <p>Received By: BAS <a href="#">Proof of Delivery</a></p> <p>Date: 14/12/2022</p>
St Helens NoM 432	Hand Delivery	Syed Shafqat Kazmi	74 Tremellen Street Accrington BB5 1SY	<input type="checkbox"/> Posted	<p>Print Name: Justin Larmer</p> <p>Signature:</p> <p>Time: 15:01</p> <p>Date: 15/12/2022</p> <p>Photo Number: TC_00178</p>
St Helens NoM 433	Hand Delivery	Waterfields (Leigh) Limited (Company number: 00337210)	Manchester Road Leigh WN7 2LX	<input type="checkbox"/> Posted	<p>Print Name: Justin Larmer</p> <p>Signature:</p> <p>Time: 16:09</p> <p>Date: 15/12/2022</p> <p>Photo Number: TC_00179, TC_00180</p>

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 434	Hand Delivery	Cafe Zinho Limited (Company number: 07069912)	11 Bebington Ascot Drive Wirral CH63 2QP	<input type="checkbox"/> Posted <input checked="" type="checkbox"/> Delivered to receptionist	Print Name: Justin Larmer Signature: Time: 14:32 Date: 16/12/2022 Photo Number: TC_00189
St Helens NoM 435	Hand Delivery	Heron Foods Limited (Company number: 01392197)	The Vault Dakota Drive Liverpool L24 8RJ	<input type="checkbox"/> Posted <input checked="" type="checkbox"/> Delivered to receptionist	Print Name: Justin Larmer Signature: Time: 10:10 Date: 16/12/2022 Photo Number: N/A
St Helens NoM 436	Posted	PGI Properties Limited (Company number: 05121417)	393 Lordship Lane London N17 6AE	<input type="checkbox"/> Courier	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Your shipment 12VW251350420204419 Delivered On Friday, December 16 at 16:38 at Office</p> </div> <p>Delivered To LONDON GB</p> <p>Received By: DENISA Proof of Delivery</p> <p>Date: 14/12/2022</p>



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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 437	Hand Delivery	M.R.C. Pension Trust Limited (Company number: 01218492)	Polaris House North Star Avenue Swindon SN2 1FL	<input type="checkbox"/> Posted	Print Name: Liam Jones Signature: Time: 10:50 Date: 15/12/2022 Photo Number: N/A
St Helens NoM 438	Hand Delivery	House of Names Limited (Company number: 03126211)	Mauldeth Road West 651A Mauldeth Road Manchester M21 7SA	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 1:08 Date: 15/12/2022 Photo Number: N/A
St Helens NoM 439	Hand Delivery	Punch Partnerships (PML) Limited (Company number: 03321199)	Jubilee House Second Avenue Burton-On-Trent DE14 2WF	<input type="checkbox"/> Posted	Print Name: Liam Jones Signature: Time: 11:35 Date: 16/12/2022 Photo Number: N/A

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 440	Hand Delivery	Green Pastures CBS Limited (Company number: IP031116)	9 Morningson Road Southport PR9 0TS	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:04 Date: 15/12/2022 Photo Number: N/A
St Helens NoM 441	Hand Delivery	Cosey Homes Limited (Company number: 09565753)	Craig Court Standish Street St. Helens WA10 1GJ	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 15:36 Date: 15/12/2022 Photo Number: N/A
St Helens NoM 442	Posted	Kanku Finance Limited	P. O. BOX 218 c/o Minerva Trust and Corporate Services Limited 43/45 La Motte Street Jersey JE2 4SZ	<input type="checkbox"/> Courier	14/12/2022 

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NOM 443	Posted Site Notice	Punja Investments Limited	Akara Building 24 De Castro Street Tortola VG 11110 British Virgin Islands	<input type="checkbox"/> Courier	14/12/2022 UPS SAVER Tracking No. 1Z W TZ 555 04 3044 5026 Notice put up on site 22.02.2022
St Helens NOM 444	Hand Delivery	Merseytravel (Company number: 02027686)	1 Mann Island Liverpool L3 1BP	<input type="checkbox"/> Posted	Print Name: Deekshitha Signature: Time: 11:54 Date: 16/12/2022 Photo Number: N/A
St Helens NOM 445	Posted	Barclays Bank plc	Barclays bank UK PLC Leicester LE87 2BB	<input type="checkbox"/> Courier	This was sent via Royal Mail Tracked24 on 20th December Tracking_ID: QT 947738456GB UPDATE: Ready for Delivery Your item was received by Wigston DO on 21-12-2022 and is now due for delivery today.



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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 446	Hand Delivery	DNT Futures Limited (Company number: 11762537)	271 High Street Berkmastad HP4 1AA	<input type="checkbox"/> Posted	Print Name: Liam Jones Signature: Time: 13:55 Date: 15/12/2022 Photo Number: N/A
St Helens NoM 447	Hand Delivery	Bestway Panacea Healthcare Limited (Company number: 09225514) (trading as Well Pharmacy)	Merchants Warehouse Castle Street Manchester M3 4LZ	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 12:07 Date: 15/12/2022 Photo Number: N/A
St Helens NoM 448	Hand Delivery	Bestway Panacea Healthcare Limited (Company number: 09225514)	Merchants Warehouse Castle Street Manchester M3 4LZ	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 12:07 Date: 15/12/2022 Photo Number: N/A

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 449	Hand Delivery	St. Helens Borough Council (as trustee to Merseytravel)	Wesley House Corporation Street St. Helens WA10 1HF	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:22 Date: 16/12/2022 Photo Number: N/A
St Helens NoM 450	Hand Delivery	St. Helens Borough Council (as highway authority over part that is highway)	Wesley House Corporation Street St. Helens WA10 1HF	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:22 Date: 16/12/2022 Photo Number: N/A
St Helens NoM 451	Hand Delivery	St. Helens Borough Council	Wesley House Corporation Street St. Helens WA10 1HF	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 9:22 Date: 16/12/2022 Photo Number: N/A

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 452	Hand Delivery	United Utilities Water Limited	Haweswater House Lingley Green Lingley Mere Business Park Great Sankey Warrington WA5 3LP	<input type="checkbox"/> Posted	Print Name: Zeeshan Hussain Signature: Time: 14:41 Date: 15/12/2022 Photo Number: N/A
St Helens NoM 453	Posted	British Telecommunications plc	1 Braham Street London United Kingdom E1 8EE	<input type="checkbox"/> Posted	<p>Delivered To LONDON G8</p> <p>Received By: JOHN <a href="#">Enter an Address</a></p> <p>Your shipment 1ZWZ2T73040009026 Delivered On Friday, December 16 at 10:27</p> <p>Date: 14/12/2022</p>
St Helens NoM 455	Hand Delivery	Cadent Gas Limited	Pilot Way Coventry CV7 9JU	<input type="checkbox"/> Posted	Print Name: Liam Jones Signature: Time: 9:25 Date: 16/12/2022 Photo Number: N/A



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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NOM 455	Posted	Benjamin Roger William Sparrow	Trevellie Paul Penzance TR19 6NS	<input type="checkbox"/> Posted	Print Name: Steve Davis Signature: Time: 17:48 Date: 19/12/2022 Photo Number: TC_00192
St Helens NOM 456	Posted	Morgoed Estates Limited	Clungford House Clungford Craven Arms SY7 0QL	<input type="checkbox"/> Posted	Print Name: Peter King Date: 17/12/2022 Proof of Service: Special Delivery 1PM - NE039823949GB
St Helens NOM 457	Hand Delivery	Robert Stephen Burrows	32 Hall Street St. Helens WA10 1DL	<input type="checkbox"/> Posted	Print Name: Justin Larner Signature: Time: 1:35 Date: 17/12/2022 Photo Number: N/A

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 458	Hand Delivery	Christine Burrows	32 Hall Street St. Helens WA10 1DL	<input type="checkbox"/> Posted	Print Name: Justin Lamer Signature: Time: 1:35 Date: 17/12/2022 Photo Number: N/A
St Helens NoM 459	Hand Delivery	Michael Yit Chun Chan	26 Hall Street St. Helens WA10 1DL	<input type="checkbox"/> Posted	Print Name: Justin Lamer Signature: Time: 1:34 Date: 17/12/2022 Photo Number: N/A
St Helens NoM 460	Hand Delivery	Michael Yit Chun Chan	11 Ledbury Close St. Helens WA10 5DY	<input type="checkbox"/> Posted	Print Name: Justin Lamer Signature: Time: 12:38 Date: 17/12/2022 Photo Number: N/A

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Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 461	Hand Delivery	Jino Yue Chan	26 Hall Street St. Helens WA10 1DL	<input type="checkbox"/> Posted	Print Name: Justin Lamer Signature: Time: 1:34 Date: 17/12/2022 Photo Number: N/A
St Helens NoM 462	Hand Delivery	Jino Yue Chan	11 Ledbury Close St. Helens WA10 5DY	<input type="checkbox"/> Posted	Print Name: Justin Lamer Signature: Time: 12:38 Date: 17/12/2022 Photo Number: N/A
St Helens NoM 463	Posted	Trustees for Methodist Church Purposes	Central Buildings Oldham Street Manchester M1 1JQ	<input type="checkbox"/> Posted	Print Name: Peter King Date: 17/12/2022 Proof of Service: Special Delivery 1PM - NE039823935GB



The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022  
Proof of Posting Master Sheet

Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 464	Hand Delivery	Alexander Cameron Shennan	Brook Lodge Higher Lane St. Helens WA11 8NY	<input type="checkbox"/> Posted	Print Name: Steve Davis Signature: Time: 2:18 Date: 17/12/2022 Photo Number: N/A
St Helens NoM 465	Hand Delivery	Anne Mary Whalley	Brook Lodge Higher Lane St. Helens WA11 8NY	<input type="checkbox"/> Posted	Print Name: Justin Larnner Signature: Time: 1:30 Date: 17/12/2022 Photo Number: N/A
St Helens NoM 466	Hand Delivery	The Occupier	87-89 Church Street St. Helens WA10 1AJ	<input type="checkbox"/> Posted	Print Name: Justin Larnner Signature: Time: 1:30 Date: 17/12/2022 Photo Number: N/A

The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022  
 Proof of Posting Master Sheet

Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 467	Hand Delivery	IP Property Group Limited	1 Waterloo Street St. Helens WA10 1PX	<input type="checkbox"/> Posted	Print Name: Justin Lamer Signature: Time: 12:13 Date: 17/12/2022 Photo Number: N/A
St Helens NoM 377	Hand Delivery	Regal Entertainments Limited	2 Central Drive Courtfelds Close Liverpool L12 2AR	<input type="checkbox"/> Posted	 <p>Print Name: Benjamin McAleer            Date: 12/01/2023            Proof of Service: Special Delivery 1PM - NY010004024GB – Refused (Return to Sender)            Emailed Notice to party on 13/01/2023</p>

The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022  
 Proof of Posting Master Sheet

Notice Number	Type	Party Name	Address	Method	Proof of Service
St Helens NoM 378	Posted	A.P.H Pub Company Limited	87-89 Church Street St. Helens WA10 1AJ	<input type="checkbox"/> Posted	See January Folder for Post Reference Sent 17.01.2023
St Helens NoM 379	Posted	Amy Lewis	The Swan Corporation Street St. Helens WA10 1ED	<input type="checkbox"/> Posted	See January Folder for Post Reference Sent 17.01.2023
St Helens NoM 380	Posted	Scott Hindley	The Swan Corporation Street St. Helens WA10 1ED	<input type="checkbox"/> Posted	See January Folder for Post Reference Sent 17.01.2023
St Helens NoM 381	Posted	Noel Hesketh	The Swan Corporation Street St. Helens WA10 1ED	<input type="checkbox"/> Posted	See January Folder for Post Reference Sent 17.01.2023





Insert recipients name & address here

St. Helens  
Merseyside  
WA10 1HP

Contact: Robert Gatensbury  
Tel: 07517 830066  
Email: [robertgatensbury@sthelens.gov.uk](mailto:robertgatensbury@sthelens.gov.uk)  
Your ref:

07 August 2023

## BY COURIER DELIVERY

### IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

Dear XXXXX

#### The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022

We refer to our previous correspondence in respect of the above matter.

We are writing to you now to confirm that St Helens Borough Council ("the Council") made the St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022 on 9<sup>th</sup> December 2022 ("CPO") to enable it to acquire land necessary for the delivery of the first phase of the St Helens Town Centre regeneration.

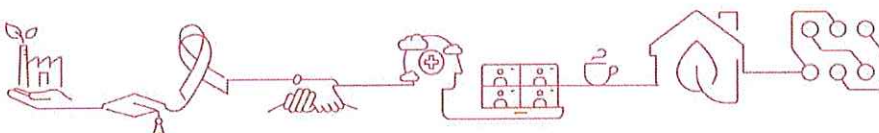
Between the 15<sup>th</sup> and the 19<sup>th</sup> December 2022 statutory notices of the making of the CPO were sent to persons who have or may have an interest in the land. It has come to our attention that you did not receive a statutory notice at that time.

Accordingly we now enclose by way of service on you a statutory notice ("Notice") informing you that the CPO has been made. The Notice is accompanied by the Council's Statement of Reasons which explains why the CPO has been made and contains more detail about the development. You have been served with the Notice as we have been informed that you have an interest in the land included in the CPO. The land to be acquired under the CPO is shown on Plan 1 appended to the Statement of Reasons (please note, the plan is not to scale). Please consider carefully the content of the Notice and the Statement of Reasons.

As explained in the Notice, the CPO and Maps can be inspected at St Helens Town Hall, Main Reception, Victoria Square, Bickerstaffe Street, St Helens WA10 1H (during the hours of 9am to 5pm Monday to Friday), and online at: [www.sthelens.gov.uk/CPO](http://www.sthelens.gov.uk/CPO)

Now the CPO has been made by the Council, it will be submitted to the Secretary of State for Levelling Up, Housing and Communities for confirmation. You may lodge an objection to the CPO should you wish to do so. The enclosed Notice states that objections must be received by **13<sup>th</sup> January 2023**, however as you did not receive this notice within the requisite timeframe, the Council has requested that the Secretary of State accept your objection as a valid statutory objection should you object by **15<sup>th</sup> February 2023**. If you do not wish to object you do not need to take any action. Any objection to the CPO must be made in writing to the Secretary of State for Levelling Up, Housing and Communities, Planning Casework Unit, 23 Stephenson Street, Birmingham B2 4BH before **13<sup>th</sup> January 2023** and should state the title of the order, the grounds of objection, the objector's address and interests in the land.

Depending on the number and nature of objections received, the Secretary of State may decide to hold an inquiry at which an Inspector will hear evidence from St Helens Council and any objectors before making recommendations to the Secretary of State as to whether the CPO should be confirmed.





ST HELENS

Further detail on the compulsory purchase process can be found in the Department for Levelling Up, Housing and Communities Guidance on Compulsory Purchase Process and The Criche! Down Rules (July 2019) which is available to view and download for free online at:

<https://www.gov.uk/government/publications/compulsory-purchase-process-and-the-criche!-down-rules-guidance>

The Department for Levelling Up, Housing and Communities has produced booklets and guidance on how the compulsory purchase process works entitled "Compulsory Purchase and Compensation" listed below:

- Booklet No. 1 – Compulsory Purchase Procedure.
- Booklet No. 2 – Compensation to Business Owners and Occupiers
- Booklet No. 3 – Compensation to Agricultural Owners and Occupiers
- Booklet No. 4 - Compensation for Residential Owners and Occupiers

Copies of these booklets are obtainable free of charge, from: Department for Levelling Up, Housing and Communities, 2 Marsham Street, London SW1P 4DF.

In addition, the booklets are available to view and download for free online at:

[Compulsory purchase system guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/compulsory-purchase-system-guidance)

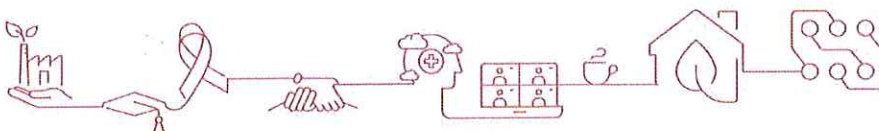
As explained above, St Helens Borough Council is committed to securing land rights by voluntary agreement and if you would like to continue or commence discussions regarding the voluntary acquisition of your land interests please contact:

- For tenants and occupiers of the Hardhsaw Centre – please contact Global Mutual – on 07961 751893 and ask for Steven Gray or via email at [sg@globalmutual.com](mailto:sg@globalmutual.com). Alternatively you can contact in writing to 43-45 Dorset Street, London, W1U 7NA
- For all other interests – please contact: Keppie Massie – on 0151 255 0755 and ask for Ged Massie or at Keppie Massie, Alabama House, 6 Rumford Place, Liverpool, L3 9BY.

Yours sincerely

*M. E. Jones*

M E Jones  
Head of Legal Services  
St Helens Borough Council



WWW.STHELENS.GOV.UK





Insert recipients name & address here

St. Helens  
Merseyside  
WA10 1HP

Contact: Robert Gatensbury  
Tel: 07517 830066  
Email: [robertgatensbury@sthelens.gov.uk](mailto:robertgatensbury@sthelens.gov.uk)  
Your ref:

14 December 2023

## BY COURIER DELIVERY

### IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

Dear XXXXX

#### **The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022**

We refer to our previous correspondence in respect of the above matter.

We are writing to you now to confirm that St Helens Borough Council ("the Council") made the St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022 on 9<sup>th</sup> December 2022 ("CPO") to enable it to acquire land necessary for the delivery of the first phase of the St Helens Town Centre regeneration.

We enclose by way of service on you a statutory notice ("Notice") informing you that the CPO has been made. The Notice is accompanied by the Council's Statement of Reasons which explains why the CPO has been made and contains more detail about the development. You have been served with the Notice as the Council has identified that you have an interest in the land included in the CPO. The land to be acquired under the CPO is shown on Plan 1 appended to the Statement of Reasons (please note, the plan is not to scale). Please consider carefully the content of the Notice and the Statement of Reasons.

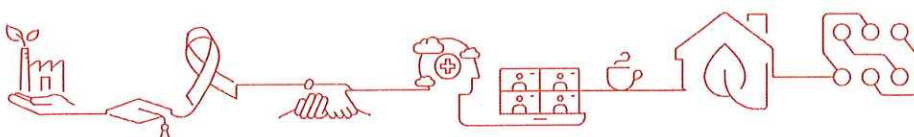
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Now the CPO has been made by the Council, it will be submitted to the Secretary of State for Levelling Up, Housing and Communities for confirmation. You have the opportunity to object to the CPO as explained in the enclosed Notice. If you do not wish to object you do not need to take any action. Any objection to the CPO must be made in writing to the Secretary of State for Levelling Up, Housing and Communities, Planning Casework Unit, 23 Stephenson Street, Birmingham B2 4BH before **13<sup>th</sup> January 2023** and should state the title of the order, the grounds of objection, the objector's address and interests in the land.

Depending on the number and nature of objections received, the Secretary of State may decide to hold an inquiry at which an Inspector will hear evidence from St Helens Council and any objectors before making recommendations to the Secretary of State as to whether the CPO should be confirmed.

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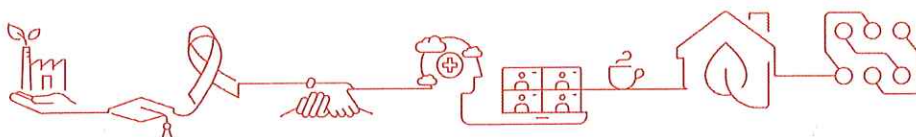
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- 1.1 For tenants and occupiers of the Hardhsaw Centre – please contact Global Mutual – on 07961 751893 and ask for Steven Gray or via email at [sg@globalmutual.com](mailto:sg@globalmutual.com). Alternatively you can contact in writing to 43-45 Dorset Street, London, W1U 7NA
2. For all other interests – please contact: Keppie Massie – on 0151 255 0755 and ask for Ged Massie or at Keppie Massie, Alabama House, 6 Rumford Place, Liverpool, L3 9BY.

Yours sincerely

*M. E. Jones*

M E Jones  
Head of Legal Services  
St Helens Borough Council





NAME  
ADDRESS  
ADDRESS  
ADDRESS  
ADDRESS  
ADDRESS

**Date:** 13/02/2023  
**Your ref:** St Helens\_NoM\_XXX  
**Our ref:** St Helens\_NoM\_XXX  
**Direct:** 07517 830066  
**Email:** [robertgatensbury@sthelens.gov.uk](mailto:robertgatensbury@sthelens.gov.uk)

**IMPORTANT – THIS COMMUNICATION  
AFFECTS YOUR PROPERTY**

**By First Class Post**

Dear Sir or Madam

**Re: The St Helens Borough Council (St Helens Town Centre) Compulsory  
Purchase Order 2022**

On 21/12/2022, we sent you a letter enclosing a statutory notice ("Notice") informing you that St Helens Borough Council ("the Council") made the St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order on 9<sup>th</sup> December 2022 ("CPO") to enable it to acquire land necessary for the delivery of the first phase of the St Helens Town Centre regeneration.

Enclosed with our letter by way of service were the following documents:

1. Notice of Making of a CPO
2. CPO Plan
3. Statement of Reasons

Royal Mail records show that the letter and enclosures remain undelivered. This communication is important as it affects your land. Therefore we are now re-sending by 1<sup>st</sup> Class Post to ensure that you receive a copy.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Robert Gatensbury'.

Robert Gatensbury

Programme Lead



FAO: Rachel Newman  
Case Officer  
Environment, Transport and  
Compulsory Purchase  
The Planning Inspectorate  
3A Eagle Wing  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

St. Helens  
Merseyside  
WA10 1HP

Contact: Robert Gatensbury  
Tel: 07517 830066  
Email:  
[robertgatensbury@sthelens.gov.uk](mailto:robertgatensbury@sthelens.gov.uk)

05 May 2023

Your ref:

**BY COURIER**

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

Dear Ms Newman

**The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022**

We refer to our previous correspondence in respect of the above Order.

By way of service and pursuant to Rule 7 the Compulsory Purchase (Inquiries Procedure) Rules 2007 we enclose with this letter, a copy of the Acquiring Authority's Statement of Case.

We also enclose a copy of the current list of core documents. Electronic copies of the Order, Order Maps, Statement of Reasons, Statement of Case and Core Documents referred to therein can be viewed online at: [www.sthelens.gov.uk/CPO](http://www.sthelens.gov.uk/CPO).

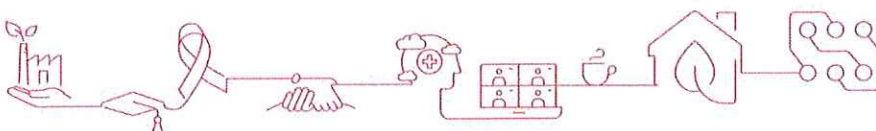
These documents can also be inspected in person at St Helens Town Hall, Main Reception, Victoria Square, Corporation Street, St Helens WA10 1HP (during the hours of 9am to 5pm Monday to Friday).

Should you have any queries, please do not hesitate to contact Robert Gatensbury by e-mail: [robertgatensbury@sthelens.gov.uk](mailto:robertgatensbury@sthelens.gov.uk) or by telephone at 07517 830066.

Yours faithfully

*M. E. Jones*

M E Jones  
Head of Legal Services  
St Helens Borough Council





# Appendix 14

**Latif, Zainab**

---

**From:** Robert Gatensbury <RobertGatensbury@sthelens.gov.uk>  
**Sent:** 09 May 2023 17:04  
**To:** mark ashcroft  
**Subject:** St Helens Town Centre Compulsory Purchase Order

Dear Mr Ashcroft,

I would like to provide you with the attached documents in connection with the St Helens Town Centre Compulsory Purchase Order.

I will be happy to assist should you have any queries.

Best wishes

Robert

**Robert Gatensbury**  
**Programme Lead**  
**Planning & Regeneration | Place Services | St. Helens Borough Council**

---

**E:** [robertgatensbury@sthelens.gov.uk](mailto:robertgatensbury@sthelens.gov.uk)  
**P:** 07517 830066  
**W:** [www.sthelens.gov.uk](http://www.sthelens.gov.uk)  
**A:** Atlas House, 2 Corporation St, St Helens WA9 1LD

---

"This e-mail and any file transmitted with it are confidential, subject to copyright and intended solely for the use of the individual or entity to whom they are addressed. It may contain privileged information. Any unauthorised review, use, disclosure, distribution or publication is prohibited. If you have received this e-mail in error please contact the sender by reply e-mail and destroy and delete the message and all copies from your computer. The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000 or other legal duty. Any views or opinions expressed within this email are those of the author and may not necessarily reflect those of the Authority. No contractual arrangement is intended to arise from this communication."

<<

Letter to Mark Ashcroft - 09.05.23.pdf (208.3KB)  
St Helens CPO - Core Documents List 05.05.2023.pdf (99.6KB)  
D4 - St Helens BC Statement of Case.pdf (1.9MB)

(2.2MB)

>>



**ST HELENS**  
BOROUGH COUNCIL

FAO: Mark Ashcroft  
Director  
Arrivata Plaza Management Company Trustee  
North West Museum of Transport

St. Helens  
Merseyside  
WA10 1HP

Contact: Robert Gatensbury  
Tel: 07517 830066  
Email:  
[robertgatensbury@sthelens.gov.uk](mailto:robertgatensbury@sthelens.gov.uk)  
Your ref:

09 May 2023

By Email [Mark\\_ashcroft@msn.com](mailto:Mark_ashcroft@msn.com)

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

Dear Mr Ashcroft

**The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022**

We refer to our previous correspondence in respect of the above Order.

By way of service and pursuant to Rule 7 the Compulsory Purchase (Inquiries Procedure) Rules 2007 we enclose with this letter, a copy of the Acquiring Authority's Statement of Case.

We also enclose a copy of the current list of core documents. Electronic copies of the Order, Order Maps, Statement of Reasons, Statement of Case and Core Documents referred to therein can be viewed online at: [www.sthelens.gov.uk/CPO](http://www.sthelens.gov.uk/CPO).

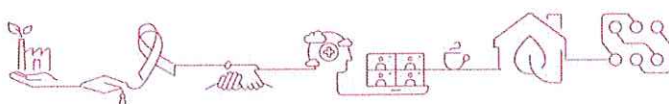
These documents can also be inspected in person at St Helens Town Hall, Main Reception, Victoria Square, Corporation Street, St Helens WA10 1HP (during the hours of 9am to 5pm Monday to Friday).

Should you have any queries, please do not hesitate to contact Robert Gatensbury by e-mail: [robertgatensbury@sthelens.gov.uk](mailto:robertgatensbury@sthelens.gov.uk) or by telephone at 07517 830066.

Yours faithfully

*M. E. Jones*

M E Jones  
Head of Legal Services  
St Helens Borough Council



WWW.STHELENS.GOV.UK

**Latif, Zainab**

---

**From:** Latif, Zainab <zainablatif@eversheds-sutherland.com>  
**Sent:** 18 July 2023 15:04  
**To:** epitman@savills.com; Robert Gatensbury  
**Cc:** Latif, Zainab; Miller, Helen  
**Subject:** Re: Public Inquiry: The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022  
**Attachments:** Mimecast Large File Send Instructions

I'm using Mimecast to share large files with you. Please see the attached instructions.

---

Dear Sirs,

Further to the email below, please find attached to this email the Acquiring Authority's Statements of Evidence, Summary Statements and Appendices.

Kind regards,

Zainab

Zainab Latif | Associate | Planning and Infrastructure Consenting (Manchester) | Eversheds Sutherland

T: +44 161 831 8949

[www.eversheds-sutherland.com](http://www.eversheds-sutherland.com)

**Eversheds Sutherland**

Helping our clients, our people and our communities to thrive

---

**From:** "Robert Gatensbury" <RobertGatensbury@sthelens.gov.uk>  
**Date:** 18/07/2023 at 14:55:57  
**To:** "epitman@savills.com" <epitman@savills.com>  
**Cc:** "Latif, Zainab" <ZainabLatif@eversheds-sutherland.com>, "HelenMiller@eversheds-sutherland.com" <HelenMiller@eversheds-sutherland.com>  
**Subject:** Public Inquiry: The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022

Dear Sirs,

By way of service and pursuant to the Compulsory Purchase (Inquiries Procedure) Rules 2007, the Acquiring Authority's Statements of Evidence, Summary Statements and Appendices will be served by Eversheds, who are instructed by ECF and copied into this email.

Electronic copies of the order, the order map and the Statement of Reasons, Statement of Case and core documents referred to therein can be viewed online: [www.sthelens.gov.uk/CPO](http://www.sthelens.gov.uk/CPO). These documents can also be inspected in person at St Helens Town Hall, Main Reception, Victoria Square, Corporation Street, St Helens WA10 1HP (during the hours of 9am to 5pm Monday to Friday).

Should you require hard copies of the above documents or in the event you have any queries, please do not hesitate to contact myself, Robert Gatensbury, by e-mail: [robertgatensbury@sthelens.gov.uk](mailto:robertgatensbury@sthelens.gov.uk) or by telephone at 07517 830066.

Best wishes





Emmanuel Pitman  
Savills (UK) Limited  
33 Margaret Street  
LONDON  
W1G 0JD

**Date:** 18 July 2023  
**Your ref:**  
**Our ref:** STHBC/CPO/EP180723  
**Direct:** 07517 830066  
**Email:** Robertgatensbury@sthelens.gov.uk

**By E-mail**

Dear Mr Pitman

**Re: The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022**

We refer to previous correspondence in respect of the of the above Order.

By way of service and pursuant to the Compulsory Purchase (Inquiries Procedure) Rules 2007 we enclose with this letter, the Acquiring Authority's Statements of Evidence, Summary Statements and Appendices.

Electronic copies of the order, the order map and the Statement of Reasons, Statement of Case and core documents referred to therein can be viewed online: [www.sthelens.gov.uk/CPO](http://www.sthelens.gov.uk/CPO)

These documents can also be inspected in person at St Helens Town Hall, Main Reception, Victoria Square, Corporation Street, St Helens WA10 1HP (during the hours of 9am to 5pm Monday to Friday).

Should you have any queries, please do not hesitate to contact myself, Robert Gatensbury, by e-mail: [robertgatensbury@sthelens.gov.uk](mailto:robertgatensbury@sthelens.gov.uk) or by telephone at 07517 830066.

Yours sincerely

Robert Gatensbury  
Programme Lead  
St Helens Borough Council

**PUBLIC NOTICE OF INQUIRY**

**The Town and Country Planning Act 1990  
The Acquisition of Land Act 1981**

**Compulsory Purchase Order 2022**

**WHEREAS** St Helens Borough Council have submitted to the Secretary of State for Levelling Up, Housing and Communities for confirmation of an Order made by them under Section 226(1)(a) of The Town and Country Planning Act 1990 and the Acquisition of Land Act 1981, which would authorise them to acquire compulsorily the land described in the Schedule hereto for the purpose(s) of facilitating the carrying out of development, redevelopment or improvement on or in relation to such land to enable the delivery of a comprehensive mixed-use development comprising residential units; commercial, retail and food and drink uses; an improved bus station, and community and learning uses, together with associated access and infrastructure, servicing, parking, public realm and landscaping.

**NOTICE IS HEREBY GIVEN** that a public local inquiry into this matter will be held by **Mr Mike Worden BA (Hons) DipTP MRTPI** at The Council Chamber, St Helens Town Hall, Victoria Square, Corporation Street, St Helens WA10 1HP commencing on **Tuesday 8<sup>th</sup> August 2023 at 10:00am**. The Inquiry is estimated to last 4 days.

A copy of the Order and of the map referred to therein are on deposit at St Helens Town Hall, Main Reception, Victoria Square, Corporation Street, St Helens WA10 1HP and may be seen there, on application (during the hours of 9am – 5pm Monday to Friday). Please contact Robert Gatensbury  
Email: [robertgatensbury@sthelens.gov.uk](mailto:robertgatensbury@sthelens.gov.uk)  
Tel: 07517 830066

**The order and documents can also be viewed online at:**  
<https://www.sthelens.gov.uk/CPO>

**SCHEDULE**

The schedule can be viewed on the St Helens Borough Council website:

<https://www.sthelens.gov.uk/CPO>

Signed by authority of the Secretary of State for the Department for Levelling Up, Housing and Communities

**Rachel Newman  
Case Officer**

**Date** 23 June 2023

To: Rachel.newman@planninginspectorate.gov.uk


Rachel Newman  
Case Officer

**FRM 7 - CERTIFICATE OF BILLPOSTING**

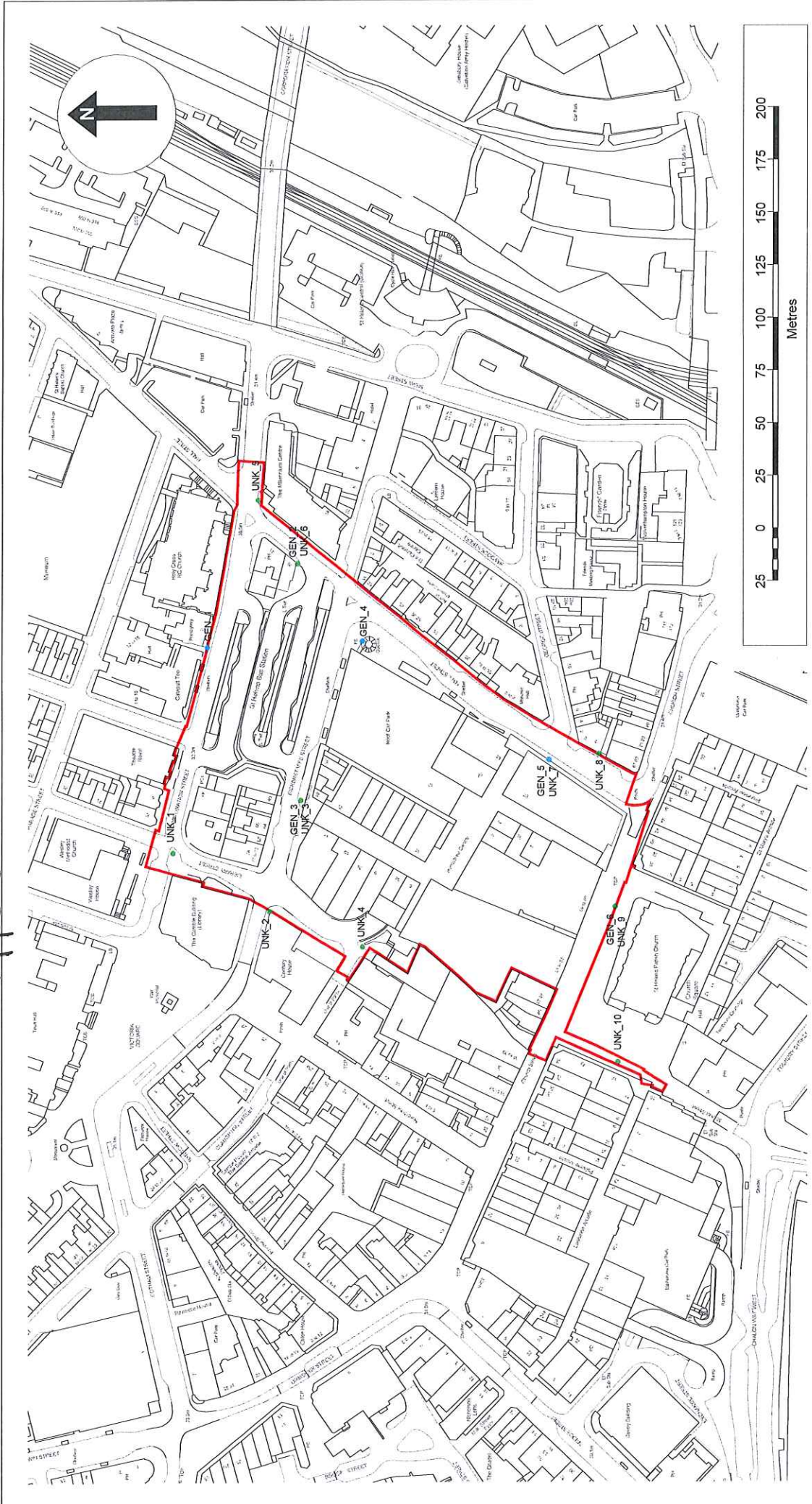
I hereby certify that, on the 20th day of July 2023, I duly posted a notice of which a copy is attached at places where public notices are usually posted in and about the locality in which the land referred to in the notice is situated. These locations in St Helens Town Centre are:


- Corner of Corporation Street and Library Street, by the Gamble Building
- Corporation Street between the Presbytery of Holy Cross Church and Catapult Too Building
- Junction of Hall Street and Corporation Street, beside the Millennium Centre
- Junction of Hall Street and access to St Helens Bus Station, beside no. 39 Hall Street
- Lamp post on Hall Street in close proximity to the "Millennium Needle" sculpture
- Lamp post on west side of Hall Street, opposite George Street
- Lamp post on east side of Hall Street, south of George Street, close to no. 4 Hall Street
- Lamp post in Church Street, close to St Helens Parish Church and in front of 59-69 Church Street
- Lamp post in Market Street/Church Square, in front of no. 17 Market Street
- Lamp post in Claughton Street, beside access ramp to the Hardshaw Shopping Centre car park
- Junction of Library Street and Bickerstaffe Street, beside Century House
- South side of Bickerstaffe Street, in front of pedestrian entrance to the Hardshaw Shopping Centre
- Notice board in front of St Helens Town Hall, Victoria Square.

As witness my hand this  
20th day of July 2023.

  
)  
) .....  
) (Signature)  
)  
) ROBERT GATENSbury  
) (Name in BLOCK letters)





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<p><b>Date</b></p>	<p>08 December 2022</p>	<p><b>Scale</b></p>
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 The following applications have been made to St Helens Council:

### PLANNING

**PLANNING LICENSING**  
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**PLANNING LICENSING**  
 (ENGLAND) Order 2015 and Planning (Listed Buildings and Conservation Areas) Act 1990.  
 The following applications have been made to St Helens Council:

[www.sthelens.gov.uk](http://www.sthelens.gov.uk)

**Public Notice**

**Notice under Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and Planning (Listed Buildings and Conservation Areas) Act 1990.**

The following applications have been made to St Helens Council:

Application Number:	P/2022/0422/PLA
Proposer:	Mr. Josh Downes
Location:	Land Site Of Former Parkside Colliery, Warwick Road, Newton Le Willows, St Helens

The site lies within a Conservation Area. As this is a household or minor commercial application, in the event of an appeal against a refusal of planning permission, which it is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no opportunity to comment at the appeal stage.

Application Number:	P/2022/0422/PLA
Proposer:	Mr. Josh Downes
Location:	Land Site Of Former Parkside Colliery, Warwick Road, Newton Le Willows, St Helens

The application is for a Major Development. Members of the public may inspect copies of the application, plans and other submitted documents on the Council's website at [www.sthelens.gov.uk](http://www.sthelens.gov.uk). If you have any comments about the application, they can be submitted online or in writing to the Town Hall within 21 days of the publication of this notice. If you decide to submit comments, no acknowledgment will be sent. Any comments received are open to public inspection and will be displayed on the Council's website.  
 Kevin Birch, Head of Planning  
 St Helens Council

[www.sthelens.gov.uk](http://www.sthelens.gov.uk)

**Public Notice**

**PUBLIC NOTICE OF INQUIRY**

**The Town and Country Planning Act 1990 The Acquisition of Land Act 1981 Compulsory Purchase Order 2022.**

**WHEREAS** St Helens Borough Council have submitted to the Secretary of State for Levelling Up, Housing and Communities for confirmation of an Order made by them under Section 238 (1a) of The Town and Country Planning Act 1990 and the Acquisition of Land Act 1981, which would authorise them to acquire compulsorily the land described in the Schedule hereto for the purpose(s) of facilitating the carrying-out of development, redevelopment or improvement on or in relation to such land to enable the delivery of a comprehensive mixed-use development comprising residential units; commercial retail and food and drink uses; an improved bus station; and community and learning uses, together with associated access and infrastructure, servicing, parking, public realm and landscaping.

**NOTICE IS HEREBY GIVEN** that a public local inquiry into this matter will be held by **Mr Mike Worden BA (Hons) DipTP MRTPI** at The Council Chamber, St Helens Town Hall, Victoria Square, Corporation Street, St Helens WA10 1HP commencing on **Tuesday 8th August 2023 at 10:00am**. The inquiry is estimated to last 4 days.

A copy of the Order and of the map referred to therein are on deposit at St Helens Town Hall, Main Reception, Victoria Square, Corporation Street, St Helens WA10 1HP and may be seen there, on application (during the hours of care - 9am Monday to Friday) Please contact Robert Galensbury Email: [robert.galensbury@sthelens.gov.uk](mailto:robert.galensbury@sthelens.gov.uk) Tel: 01517 850269

**The order and documents can also be viewed online at:**  
<https://www.sthelens.gov.uk/CPD>

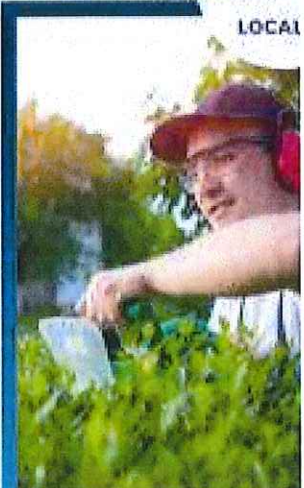
**SCHEDULE**

The schedule can be viewed on the St Helens Borough Council website:  
<https://www.sthelens.gov.uk/CPD>

Signed by authority of the Secretary of State for the Department for Levelling Up, Housing and Communities  
**Rachel Newman** Date 28 June 2023  
 Case Officer

**Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION**

Proposed development at: Land to the Rear of 1 to 79 Station Road, Haydock, St Helens. Notice that application is being made by: Applicant name: Mr. S Kelly for planning permission for: Description of proposed development: Erection of 16 no. affordable dwellings with associated access, landscaping and infrastructure. Local Planning Authority to whom the application is being submitted: St Helens Council Local Planning Authority address: St Helens Council, Town Planning, Victoria Square, St Helens, Merseyside, WA10 1HP. Any owner of the land or tenant who wishes to make representations about the application, should write to the Council within 21 days of the date of this notice. Signatory: Mr O Reynolds (planning agent on behalf of the applicant). Date: 12/07/2023. Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease. Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure. 'Owner' means a person having a beneficial interest or a leasehold interest in the unoccupied term of which is not less than seven years. 'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.



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**GOODS Vehicle Licensing**

**Goods Vehicle Operator's Licence**

Welles LI of 16 Berry Hill Avenue, Kirkstall, Liverpool, L34 9EL is applying for a licence to use CP Services, Arch Lane, Ashton-Makinsfield W84 0SL as an operating centre for 2 goods vehicles and 0 trailers

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hilders Hall, 388 Haverhill Lane, Leeds LS9 9NF, stating their reasons, within 21 days of this notice. Representatives must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A guide to making representations is available from the Traffic Commissioner's Office.

**Goods Vehicle Operator's Licence**

Global Material Handling Ltd of Unit 5 Apex Industrial Estate, Kibbleslack Lane, Hoydock, St Helens WA11 9SZ is applying for a licence to use Unit 6 Apex Industrial Estate, Kibbleslack Lane, Hoydock, St Helens WA11 9SZ as an operating centre for 1 goods vehicle and 0 trailers

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hilders Hall, 388 Haverhill Lane, Leeds LS9 9NF, stating their reasons, within 21 days of this notice. Representatives must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A guide to making representations is available from the Traffic Commissioner's Office.

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**PLANNING**

www.sthelens.gov.uk

**Public Notice**

**PUBLIC NOTICE OF INQUIRY**  
 The Town and Country Planning Act 1990  
 The Acquisition of Land Act 1981  
 Compulsory Purchase Order 2022

WHEREAS St Helens Borough Council have submitted to the Secretary of State for Levelling Up, Housing and Communities for confirmation of an Order made by them under Section 228(1)(a) of the Town and Country Planning Act 1990 and the Acquisition of Land Act 1981, which would authorise them to acquire compulsorily the land described in the Schedule hereto for the purpose(s) of facilitating the carrying out of development, redevelopment or improvement on or in relation to such land to enable the delivery of a comprehensive mixed-use development comprising residential (only commercial, retail and food and drink uses, an employment bus station, and community and learning uses, together with associated access and infrastructure, servicing, parking, public realm and landscaping

**NOTICE IS HEREBY GIVEN** that a public local inquiry into this matter will be held by **Mr Mike Worden BA (Hons) DipTP MRTPI** of The Council Chamber, St Helens Town Hall, Victoria Square, Corporation Street, St Helens WA10 1HP commencing on **Tuesday 8th August 2023 at 10:00am**. The inquiry is estimated to last 4 days.

A copy of the Order and of the map referred to therein may be inspected at St Helens Town Hall Main Reception, Victoria Square, Corporation Street, St Helens WA10 1HP and may be seen there, on application during the hours of 9am - 5pm Monday to Friday. Please contact Robert Giddens, Email: [rob.giddens@sthelens.gov.uk](mailto:rob.giddens@sthelens.gov.uk) Tel: 01925 596084.

The order and documents can also be viewed online at: <https://www.sthelens.gov.uk/CPO>

**SCHEDULE**  
 The schedule can be viewed on the St Helens Borough Council website: <https://www.sthelens.gov.uk/CPO>

Signed by authority of the Secretary of State for the Department for Levelling Up, Housing and Communities

Rechel Newman  
 Case Officer

Date: 23 June 2023

www.sthelens.gov.uk

**Public Notice**

Notice under Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and Planning (Listed Buildings and Conservation Area) Act 1992.

The following applications have been made to St Helens Council:

Application Number:	P/2023/04/10/FULL
Proposer:	Proposed demolition Ravenhead Social Club and the erection of a proposed 78 bed care home and associated parking and landscape works
Applicant:	Mr Andrew Goodby
Location:	Ravenhead Social Club, Alexandra Drive, St Helens, WA10 3JU

The application is for a Major Development. Members of the public may inspect copies of the application, plans and other submitted documents on the Council's website at [www.sthelens.gov.uk](http://www.sthelens.gov.uk).

If you have any comments about the application, they can be submitted online or in writing to the Town Hall within 21 days of the publication of this notice. If you decide to submit comments, no acknowledgment will be sent. Any comments received are open to public inspection and will be displayed on the Council's website.

Kemar Sims - Head of Planning  
 St Helens Council

DATE: 27th July 2023

**PROBATE & Trusts**

**JEAN WILKINSON** Successor  
 Executor of the Estate Act 1925  
 assets being a public trustee or an interest in the Land of the deceased late of Woodside Road, Kibbleslack, St Helens, Merseyside WA10 1HP, who died on 16/03/2021, may wish to receive particulars to the above estate by 28/07/2023 after which date the Estate will be distributed having regard only to claims and interests notified.

Robert James Nally & Deborah Ann Humphreys St Helens Law Limited, The Exchange Centre, Gateway Square, St Helens WA10 1HT Tel: 01925 596444

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