**Attachment 11**

Meols Cop Retail Park Planning Application Approved

The application sought permission for the demolition of three existing retail units and the construction of a new supermarket with car parking at ground floor level, a petrol filling station, public recycling facility and related works at Meols Cop Retail Park. The application was recommended for approval by Sefton Borough Council, but was referred for a decision by the Secretary of State due to its possible negative impacts on the town.  
  
It was decided that as several of the council’s retail planning policies were out of date because they were inconsistent with the NPPF, therefore, the presumption in favour of sustainable development should apply. The Secretary of State concluded the development would contribute to economic growth and generate a significant number of new jobs both during the construction phase and once the store was operational and that when set against the smaller number of jobs which may be lost at other stores as a result of the proposal, he afforded this benefit significant weight.

Although there would be some adverse impact on the town's primary shopping area and wider town centre, this would be relatively small, and attracted only modest weight against the proposal. Also, taking account of its existing health, the SoS judged the impact on the vitality and viability of the town centre would not be significantly adverse, that none of the existing food stores would be likely to close and that local consumer choice and trade would not be diminished by the proposal.  
  
The arguments deployedare likely to be relevant to AR members pondering the future of declining first generation parks.