

Called-in decision: Heath Business and Technical Park, Heath Road South, Runcorn, Cheshire (ref: 3352472 - 9 March 2026)

9.3.2026 - | Her Majesty's Revenue and Customs

Decision letter and Inspector's Report for a called-in application.

Decision letter and Inspector's Report, with redactions, for a called-in application for:

- up to 545 residential units including dwellinghouses (use class C3) and senior living and extra care (use class C2) with ancillary car and cycle parking
- ancillary floorspace for flexible E use classes (including office, conference centre, retail, leisure [including food and beverage]), F2 use classes (including meeting places for the local community), and a hotel (use class C1)
- sui generis use classes including STEAM spaces, a drinking establishment and a vertical farm
- the principle of highways access and servicing arrangements
- infrastructure provision, inclusive of a new living machine (emerging wastewater treatment technology), and all other associated works including re-configuration of existing building on site, landscaping, public realm, and biodiversity improvements, in accordance with application ref 22/00569/OUT, dated 23 March 2024.

The unredacted decision letter and Inspector's Report were sent only to parties listed in Schedule 2 of the s.321 direction. Further information is provided at paragraph 5 of the decision letter.

<https://www.gov.uk/government/publications/called-in-decision-heath-business-and-technical-park-heath-road-south-runcorn-cheshire-ref-3352472-9-march-2026>