

006.nc/YOR.2290

9<sup>th</sup> January 2015

Nicola Gallagher  
Liverpool City Council  
Planning  
Municipal Building  
Dale Street  
Liverpool  
L2 2DH

Dear Nicola,

**Application to discharge planning conditions 14, 16 and 20 of the planning permission Ref 14F/2039 - Land at Sugarbrook Drive, Stonebridge Industrial Estates, Liverpool, Proposed Storage and Distribution Centre (class B8)**

Further to the grant of planning permission for the above development, we enclose details in order to discharge planning conditions 14, 17 and 20. We comment on these conditions in further detail below.

**Condition 14 Site investigation and remediation.**

This condition requires the submission of site investigation details. We enclose with this application a Phase 2 Land Quality Assessment Report, prepared by Hydrock (Hydrock Ref: R/14493/G003 Issue 2).

The report provides a summary of ground investigations and makes recommendations as to the strategy going forward, to be undertaken in association with the appropriate regulatory authorities.

**Condition 16 – Fire Evacuation Lift**

The means of providing accessible measures for fire evacuation from the building were discussed during consideration of the planning application. It was agreed that the development would incorporate a lift shaft to allow future provision of a lift, if this proves to be needed at a later date. The external emergency escape staircase was revised from spiral stairway to one which could better accommodate the needs of people with mobility or sensory impairments.

These details are provided in drawing reference 13 – 112 P010 D.

**Condition 20 – Landscape Management Plan**

We enclose a further copy of the agreed landscape management plan and the associated drawing (ref 6314-E-01A).

As discussed in the course of the planning application this strategy forms part of the land agreement being entered into between the applicants and the City Council.

We trust this submission suitably addresses the requirements of the planning conditions.  
Should you require any further information at this stage please contact me.

Yours sincerely

**Nigel Cussen**  
**Planning Director**  
e-mail: [nigel.cussen@pegasuspg.co.uk](mailto:nigel.cussen@pegasuspg.co.uk)