

Mr Feargal McEvoy
Principal Planning Officer
Planning Services
Liverpool City Council
Cunard Building
Water Street
Liverpool
L3 1AH

Date: 7 March 2018

Our ref: 41872/SPM/JSM/15560016v2

Your ref: Application Ref. 18F/0079

Dear Mr McEvoy

Application Ref. 18F/0079 - Echo Building, 95 Old Hall Street, Liverpool, L3 9PP

Section 106 Planning Obligations for Street Trees

Further to our recent discussions regarding the above planning application, we write in respect to the Section 106 Planning Obligations requested for the provision of street trees in relation to the proposed development at the Echo Building, Liverpool.

The relevant policy context is provided by Liverpool City Council's Planning Advice Note on Section 106 Planning Obligations, which states that:

"Street trees: Require all major developments to contribute to the provision / planting of street trees, (unless provided in their development) together with ongoing maintenance either in the form of planting of street trees or a financial contribution towards street trees elsewhere. This should be on the basis of 1 tree per 5 dwellings or 1 tree per 1,000 sqm of floorspace for non-residential elements. The cost of a street tree including maintenance is £4,000."

On the basis of the above guidance, the proposed development, change of use of circa 28,000sqm of commercial floorspace through the current planning application would require a contribution towards street trees of £112,000 (equal to 28 street trees). The applicant has however indicated that a number of street trees could be provided on part of the Echo & Post site to the West, which is under the ownership of the applicant, but outside the red line boundary of the current planning application.

This area contains the former Print hall and Distribution Centre and fronts onto the A5052. Tree planting along the A5052 would therefore offer an opportunity to continue the line of planting in place to the north of Brook Street, along the front of West Tower, the HM Passport Office and the Radisson Blu Hotel. An indicative image showing the proposed planting location is enclosed in Annex 1.

A scheme of planting would need to be agreed with the planning department but an initial calculation suggests that perhaps 14 street trees could be provided on site, which would satisfy half of the Council's policy requirement of 28 street trees. The applicant could then satisfy the remaining requirement for the

implementation and maintenance of a further 14 street trees off-site through a financial contribution (totalling £56,000). We would propose that this would be formalised by planning condition and a Section 106 agreement.

We suggest that this condition be worded as follows:

“Within 3 months of approval, details for the proposed planting of street trees, to be provided on land under the control of the applicant fronting the A5052, as shown on Drawing ref. XXX, shall be submitted to and agreed by the Planning Authority. The tree planting shall thereafter be implemented in full accordance with the details thereby agreed. Any further street trees required to meet the requirements of the Council will be provided off site and a financial contribution for these will be made, to be agreed by the planning authority”.

We would welcome your feedback on the above, ahead of the forthcoming Planning Committee.

Please do not hesitate to contact me to discuss this further.

Yours faithfully,

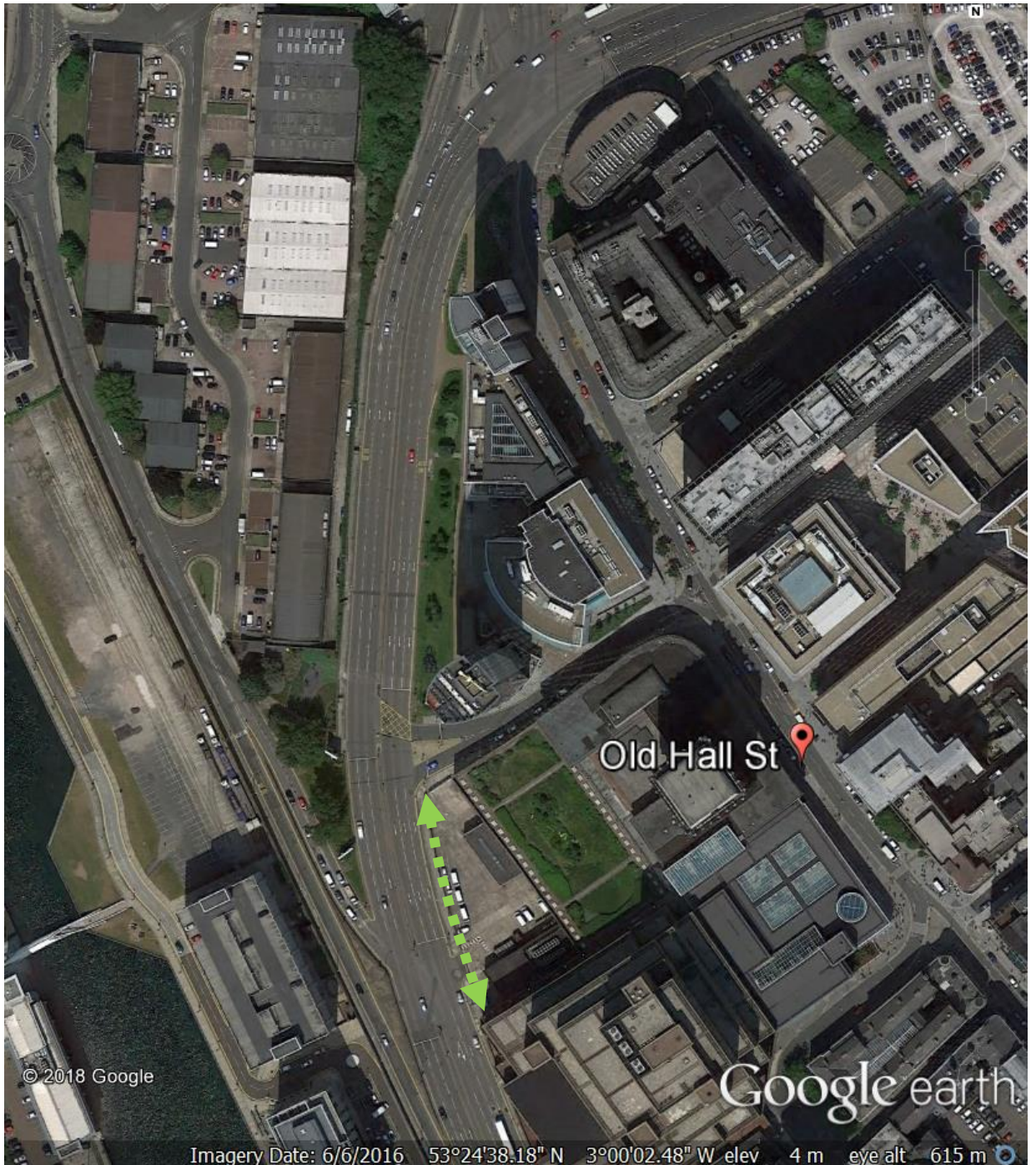


Nicola Woodward
Planning Director and Head of Edinburgh Office

Encl – Annex 1

LICHFIELDS

Annex 1 – Indicative location for on site street trees [↔→→→→→]



Annex 1 – Indicative location for on site street trees [◀.....▶]

