

Date: 20 April 2017

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Planning Department
Liverpool City Council
Cunard Building
Water Street
Liverpool L1

FAO: Barbara Kirkbride

Dear Sirs

Town & Country Planning Act 1990

Proposal: Application for planning permission in support of comprehensive redevelopment of existing site comprising demolition of existing warehouse building, erection of 10 storey block creating 171 student accommodation apartments, 332sqm of commercial floor area, together with associated cycle storage, bin store and ancillary facilities

Site: 56 Norfolk Street, Liverpool, L1 0BE

Planning Portal Reference: PP-06006056

On behalf of our client *Borden Properties Ltd*, we have today made an application for planning permission in respect of an existing warehouse site situated at 56 Norfolk Street (site details noted above).

Our client and their design team have been working on the scheme proposals for in excess of 6 months and have discussed the proposals with the Council at pre application stage – attended by Barbara Kirkbride and Samantha Campbell.

The site is currently vacant having been last used over 2 years ago by a car repair operation.

The proposals seek to redevelop the site with a 10 storey block developed across the site providing 171 student accommodation units with 2 units of ground floor commercial space (we are considered suitable for a range of retail/employment related land uses within use classes A1, A3, B1, D1 and D2).

Our client and their architect NS Architects have worked assiduously in their efforts to deliver what we all believe will be a very high quality city living (student accommodation) brand in an Baltic Triangle regeneration area of the City Centre, where residential developments are complementing the vibrancy of the 'Creative Uses', commercial and mixed uses along Jamaica Street and elsewhere within the surrounding area.

In particular we would refer to the residential led mixed use proposals for the part 11 storey development across the way from the site on Norfolk Street which is under construction.

Please find enclosed (via the Planning Portal) the planning application.

The planning application is accompanied by the following documentation to enable your officers to make a swift determination of the planning application, hopefully within the 13 week timetable:-

- Forms, plans and location plan
- Planning & Regeneration Statement
- Planning drawings and plans – NS Architects
- Design & Access Statement – NS Architects
- MASA Accessibility Checklist – NS Architects
- Noise Report – Soundtesting Acoustics
- Flood Risk Assessment – CCG Environmental
- Contaminated Land Investigation Report –CCG Environmental
- Application Fee of £34,889 – Bacs payment to Liverpool CC

We very much hope you can share with us the challenge of delivering this exciting opportunity for the city centre and with commercial timescales and pressures always one step ahead, it would be greatly appreciated if the planning application could be dealt with within the 13 weeks.

We hope we have provided you with a summary of the background information and look forward to working with Officers to achieve a positive determination in due course. If there is any further information required please do not hesitate to contact me direct.

Kind regards

Colin Williams

C D Williams

Director

The Planning Studio Ltd

CC – NS Architects
Client