



The City of Liverpool

Certificate issued to:-
Turley Associates Ltd
The Chancery
58 Spring Gardens
Manchester
M2 1EW

Application No: 03F/3214
Case No:
Date Issued: 12th April 2006

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER 1995

Location: **Anfield Football Stadium and Land at Stanley Park (including site of nos. 47-71 Anfield Road), Priory Road/Utting Avenue/Anfield Road, Liverpool, L4**

Proposal: **(i) FULL PLANNING APPLICATION - To erect a new 60,000 seater stadium (to include a community resource centre, access, parking, and landscaping; demolition of properties at 47-71 Anfield Road; erection of new electricity substation; laying out of football pitches, tennis courts, and multi-use games area on Stanley Park; new pathways and upgraded access points, and re-levelling works in Stanley Park)**
(ii) OUTLINE PLANNING APPLICATION - To erect a new development of Anfield Plaza for mixed uses including offices, retail and food & drink uses, community uses, a residential scheme, a hotel, and public open space (subject to an illustrative masterplan and development brief)

Applicant: **Liverpool Football Club**
Athletic Grounds Plc
Anfield Road
Liverpool
L4 0TH

Date received: **26th October 2003**

In pursuance of its powers under the above-mentioned legislation, the Local Planning Authority on **11th April 2006** GRANTED planning permission for the above-mentioned development in accordance with your application, subject to the compliance with the conditions specified on the attached schedule, for the reasons stated.

(see attached)

Nigel Lee

Planning Manager

SCHEDULE OF CONDITIONS AND REASONS

1. The development hereby permitted shall be commenced before the expiration of 5 years from the date of this permission. For the avoidance of doubt this condition is to be read together with condition 47.

Reason: As provided for by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the proposals contained in the application, and any plans or other particulars submitted as detailed in Appendix 2 of the Report to Planning Committee of 30 July, 2004.

Reason: To ensure that the development be carried out strictly in accordance with the approved details to reflect the requirements of Policies HD15 and HD18 of the UDP.

3. Notwithstanding the details submitted with the application and the supporting plans and documents, no development shall take place until the following details have been agreed;

- (i) details of a scheme for the replacement/reinstatement of the existing iron railings on boundaries,
- (ii) details of final design to stadium plinth,
- (iii) street furniture on Stadium Concourse, and
- (iv) details of materials to footpaths and reinforced turf around the stadium concourse.

Reason: The applicant has not submitted appropriate details and the Local Planning Authority wish to ensure that the development be carried out to reflect Policies HD15 and HD18 of the UDP.

4. The development permitted by his planning permission shall not be commenced by the undertaking of a material operation as defined in section 56(4) (a) - (d) of the Town and Country Planning Act 1990 in relation to the development, until:

- (i) a planning obligation pursuant to section 106 of the said Act relating to the land has been made and lodged with the local planning authority which provides for the financial arrangements for delivery of the following regeneration benefits:

Delivery of the Stanley Park Regeneration Plan, in accordance with the details to be submitted and approved pursuant to condition 22; and

Lay out and improvement of replacement soccer pitches on Stanley Park and Lower Breck Recreation Ground; and

the Community Partnership Centre; and

Implementation of the Conservation Management and Maintenance Plan; the details of which are to be submitted and approved pursuant to Condition 24

and

(ii) the local planning authority has notified the persons submitting the same that it is to the local authority's approval.

Reason: The confirmation of funding details for the Stanley Park Regeneration Plan are not included in the application and the Council wishes to ensure that the financial arrangements are secure to fund the works described above in order to ensure the protection of the historic park and its setting, in accordance with Policy HD15 of the UDP.

5. The Stadium's playing pitch shall be used solely for the hosting of sporting events which shall be limited to the following:

- (a) Liverpool FC first, reserve and youth team Association Football fixture.
- (b) Other domestic cup competition football fixtures.
- (c) International (club and national team) football fixtures.
- (d) Rugby League and Rugby Union fixture

These are known hereafter as sporting events in this decision notice.

Reason: It is in accordance with the application and to safeguard the amenities of residents in the vicinity of the application site as the holding of non sporting events has not been assessed either in the Environmental Statement or in the application

6. No part of the development as hereby permitted shall commence until details and samples of the materials to be used for all external surfaces (including but not limited to roofs, elevation treatment, glazing) together with the colour of any painted surfaces shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the material, as approved.

Reason: To ensure that a satisfactory development is achieved in accordance with policy HD18 of the UDP.

7. Before the Stadium is brought into use details of a scheme for the installation and management of any public address system associated with the stadium, including noise impact predictions, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented strictly in accordance with the approved details and no amplified sound whatsoever shall be permitted unless it has previously been agreed in accordance with this Condition.

Reason: To protect the amenities of the occupiers of adjoining properties in accordance with policy C7 of the UDP.

8. No event resulting in amplified sound, other than a public address system, shall take place or be operated on the outer concourse of the Stadium.

Reason: To safeguard the amenities of residents in the vicinity of the application site in accordance with policy C7 of the UDP.

9. No part of the development as hereby permitted shall commence until a method statement for site investigation for the purposes of identifying chemical and other potential contaminants on the site and

for any measure necessary to decontaminate the site shall be submitted to and agreed in writing by the Local Planning Authority. The report shall include an assessment of materials to be imported into the site. All measures specified in the approved report shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes, and completed to the satisfaction of the Local Planning Authority to be confirmed in writing and prior to any development on any part of the application site affected by such contaminants.

Reason: To ensure the safety and amenities of future occupiers are not prejudiced in accordance with Policy H4 of the UDP.

10. No part of the development as hereby permitted shall commence until details of the proposed location of site compound(s) and the parking areas for construction traffic and match day parking during the demolition and construction period shall be submitted to and approved in writing by the Local Planning Authority.

Reason: It is in the interests of the amenities of adjacent occupiers in accordance with policy C7 of the UDP.

11. Prior to any part of the development commencing wheel washing facilities shall be provided and utilised at all construction traffic exits to the site for the duration of the demolition and construction period, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to any part of the development commencing. Such facilities shall be used by all construction vehicles leaving the site and shall be maintained in working order until completion of the appropriate stages of development. The wheel washing facility shall continue to be used until the development is complete.

Reason: To ensure that the construction of the proposed development does not prejudice conditions of safety and cleanliness along the adjoining highway.

12. Prior to development commencing, details of the programme for the erection and location of artistically designed hoardings shall be submitted to and approved in writing by the Local Planning Authority and thereafter be implemented and maintained around the site during the construction period in accordance with the approved details.

Reason: In the interest of visual amenity in accordance with policy HD18 of the UDP.

13. No part of the development as hereby permitted shall commence until details of an Environmental Management Plan and Code of Practice has been submitted to, and approved in writing by the Local Planning Authority. The Management Plan and Code of Practice shall oblige the applicant, or developer and its contractor and sub contractors to use all best endeavours to minimise disturbances including noise, but not limited to vibration, dust and smoke emanating from the site and will include the following information for agreement:

(a) A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures. The specification shall include details of the method of piling.

(b) Details of a scheme for the environmental monitoring of noise, such details to include the equipment, its location and the operators/contractors who will monitor and manage the equipment.

- (c) Identification of the most sensitive receptors, including residential and commercial where a monitoring programme of impacts will be undertaken as work progresses;
- (d) Agreement on, and a noise monitoring programme of permitted noise levels, emanating from the site at the boundary and at noise sensitive facades;
- (e) Engineering measures, acoustic screening and the provision of sound insulation measures required to mitigate or eliminate specific environmental impacts;
- (f) Unless otherwise agreed as part of the Environmental Management Plan and Code of Practice, the operation of site equipment and/or plant and machinery generating noise that exceeds 65db (A) at the façade of residential or noise sensitive premises shall only be carried out between the hours of 0800 to 1800 Mondays to Fridays, 0800 to 1300 on Saturdays and at no time on Sundays and Bank Holidays;

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme. Monitoring shall be undertaken at specific and relevant times throughout the construction and demolition period as predetermined in writing by the Local Planning Authority. The monitoring as proposed shall be implemented as approved at the cost of the developer strictly in accordance with the approved Environmental Management Plan.

Reason: To limit the detrimental effect of demolition and construction works on adjacent occupiers by reason of noise and disturbance in accordance with Policies C7 and H4 of the UDP.

14. Prior to any demolition works commencing the developer shall submit to and have approved by the Local Planning Authority a Noise Monitoring Programme which shall include details of the following monitoring equipment, positioning of equipment, qualifications of the personnel, contact details of the operators/contractors and remote access to data. The approved Noise Monitoring Programme shall be implemented strictly in accordance with the approved scheme.

Reason: To limit the effect of demolition works on adjacent occupiers in accordance with policy C7 of the UDP.

15. During demolition and construction on site:

- (a) The best practical means available in accordance with British Standard Codes of Practice BS5228: Part1 1997 shall be employed at all times to minimise the emission of noise from the site;
- (b) Vehicular accesses to adjoining and opposite premises shall not be impeded at any time;
- (c) No waste or other burning material shall be burnt on the application site;
- (d) A suitable and sufficient means of suppressing dust must be provided and maintained, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance.

Reason: To limit the effect of the works on adjacent occupiers in accordance with policy C7 of the UDP.

16. No part of the development as hereby permitted shall commence until details of a demolition and construction method statement in respect of an Air Quality Management scheme for each period of enabling works within the demolition and construction process has been approved in writing by the Local Planning Authority. The statement shall include the following:

- (a) An assessment of the presence or absence of asbestos and suitable mitigation measures if appropriate;
- (b) The inclusion of suitable measures for the containment of dust, such as the use of debris screens and sheets, suitable and sufficient water sprays; enclosed chutes for dropping demolition materials to ground level;
- (c) The use of enclosures or shields when mixing large quantities of concrete or bentonite slurries;
- (d) Details of the provision for the temporary storage of materials on site with preference to the storage of fine dry materials inside buildings or enclosures, or the use of sheeting as far as practicable with water sprays as appropriate.
- (e) Consideration to the use of pre-mixed plasters and masonry compounds.

The Air Quality Management scheme shall be implemented in strict accordance with details to be approved.

Reason: To meet the Council's Air Quality Objectives and in the interests of residential amenity in accordance with UDP policies H4 and C7.

17. No part of the demolition works shall commence until details of the siting of concrete crushers and screens has been submitted to and approved in writing by the Local Planning Authority prior and thereafter installed in strict accordance with the approved details.

Reason: To protect the amenities of the occupiers of adjoining properties in accordance with Policies H4 and C7 of the UDP.

18. No part of the development as hereby permitted shall commence until details of a waste strategy for the demolition, construction and operation of the Stadium is submitted to and approved in writing by the Local Planning Authority and implemented in strict accordance with the details to be agreed. The waste strategy shall consider the following:

- (a) Details of proposals to re-use materials generated from the demolition process;
- (b) Minimisation of packaging of building materials through arrangements with the manufacturers;
- (c) Proposals to re-use earth excavated during demolition and construction;
- (d) Energy recovery in preference to landfill where appropriate;
- (e) Adequate storage for recyclable materials for the operational Stadium;
- (f) The use of recyclable cups, plates, cutlery and other items in bars and kiosks;

(g) Targets for the recycling of materials generated from the demolition process

Reason: To meet the Council's Waste Strategy objectives in accordance with Policy EP7 of the UDP.

19. Prior to the commencement of development a scheme for the control of surface water from the site during demolition/construction, together with a permanent drainage scheme (both surface and foul) for the stadium when it is operational, shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding and to improve water quality.

20. No part of the development as hereby permitted shall commence until a comprehensive lighting scheme has been submitted and approved in writing by the LPA for the construction and demolition phases of the new stadium development including; full details of the location, design, luminance and field of illumination of all lights to be used during the construction and demolition process. The scheme shall be implemented in accordance with the submitted details and no external lighting shall be used during the construction period without the prior consent of the LPA.

Reason: It is in the interests of the safety and convenience of stadium users, the amenities of nearby residents and to avoid light pollution in accordance with UDP policies H4 and C7.

21. No sporting events shall be held at the stadium hereby approved until a comprehensive scheme for lighting that shows the full details of the location, design, luminance and fields of illumination of all lights, including those for the illumination of the playing surface, the exterior of the stadium, the car parking and bicycle storage areas, including footways shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first sporting event played at the stadium and no other external lighting installed without the prior consent of the Local Planning Authority.

Reason: It is in the interests of the safety and convenience of stadium users, the amenities of nearby residents and to avoid light pollution in accordance with UDP policies H4 and C7.

22. Notwithstanding the details in the submitted Draft Stanley Park Regeneration Plan, no part of the development hereby permitted shall commence until the final version of the Regeneration Plan has been submitted to and approved in writing by the local planning authority. The format and content of the Regeneration Plan shall be agreed with the LPA in consultation with English Heritage and include baseline work completed to date, a masterplan at 1:1250 scale setting out all elements of the Park's fabric and restoration, and an overall cost plan. The details contained in the Regeneration Plan shall accord with Landscape Institute Work Stage E (detailed proposals) and shall include:

- An overall masterplan to encompass all elements of the Park's fabric
- Existing and proposed ground levels
- Specification for all grass seeding and turfing
- Details of all trees, including all those that are to be retained and those to be removed.
- Proposed tree and shrub planting, including location and specification; to include numbers (for trees only), species, size, spacing and density of planting.
- Areas of hard landscaping surfacing, including materials, constructional depth and sub-bases.
- Drainage and services
- Lighting and CCTV

- Street furniture, signage and interpretation facilities.
- Public art.
- Construction details of the third lake.
- Walls, gateways, fences and boundary treatments.
- Mechanisms for the control of vehicular access.
- Method of restoration of existing listed buildings and structures including a detailed programme of demolition and restoration operations
- Any proposed new buildings and structures.
- Fixed play equipment.
- Public toilet facilities
- Details of the phasing of the works and the timetable for their implementation.

The Regeneration Plan shall be implemented strictly in accordance with the approved scheme and the timescale indicated, and shall be completed no more than 2 years following the opening of the new stadium.

Reason: To ensure the protection of the historic park and its setting in accordance with Policy HD15 of the UDP.

23. No part of the development hereby permitted shall commence until a programme of community engagement for the Stanley Park Regeneration Plan has been submitted to and approved in writing by the LPA. Completion of the plan shall be carried out and submitted in support of the detailed restoration proposals set out in Condition 22.

Reason: To ensure the protection of the historic park and its setting in accordance with Policy HD15 of the UDP.

24. The development hereby permitted shall not commence until a Conservation Management and Maintenance Plan for Stanley Park and the buildings and structures contained within it has been submitted to and approved in writing by the LPA in consultation with English Heritage. The Plan shall include details of the management objectives, requirements and responsibilities for staffing, resources and schedules of routine maintenance operations which for the avoidance of doubt should be financed and resourced by the Joint Venture Company (or equivalent arrangement) for the working life of the stadium.

For the avoidance of doubt, the requirements of this condition will only be deemed to have been met when the Joint Venture Company (or other equivalent arrangement) has entered into agreement with the Council detailing how the funding and management of the Park will be provided for the working life of the stadium. Unless otherwise agreed in writing by the LPA, the Conservation Management and Maintenance Plan shall be implemented strictly in accordance with the approved details.

Reason: To ensure the protection of the historic park and its setting in accordance with Policy HD15 of the UDP.

25. No part of the development hereby permitted shall commence until:

- (i) a scheme for the improvement of the 3 no. senior (100m x 60m) and 3 no. junior (90m x 50m) football pitches at Lower Breck Recreation Ground or another appropriate location has been submitted to and approved in writing by the local planning authority; and
- (ii) the football pitches have been provided strictly in accordance with the approved scheme; unless otherwise agreed in writing by the local planning authority.

Reason: The City council wishes to ensure the availability of these sports facilities in accordance with Policy C9 of the UDP.

26. No part of the development hereby permitted shall commence until a comprehensive security scheme is submitted to and approved in writing by the LPA which shows full details for the supervision and management of Stanley Park and Anfield Cemetery (match days only) including security arrangements for event, non-event and evening/night-time periods. The scheme as approved shall be implemented strictly in accordance with the approval prior to any sporting events being played at the stadium.

Reason: To ensure the safety of future users of the Stadium and Stanley Park in accordance with UDP policy C9.

27. No part of the development hereby permitted shall commence until details of new and improved recreation facilities have been submitted to and approved in writing by the LPA. These details shall include;

- (i) a replacement bowling green to be provided at a location to be agreed by the City Council,
- (ii) details of the lay out and improvement of replacement soccer pitches in Stanley Park and Lower Breck Recreation Ground,
- (iii) alternative facilities for tennis to replace those lost as a result of the development and
- (iv) interim changing facilities at Anfield Youth Centre and Lower Breck Recreation Ground until such time as the new stadium facilities are completed. The recreation facilities shall be provided prior to the commencement of development and the replacement tennis courts and MUGA facility shall be available at all times whilst the Park is open for public use.

Reason: To ensure there is no loss of recreational facilities in accordance with Policy C9 of the UDP.

28. Within 12 months of the development commencing full design and construction details of the Gladstone Conservatory shall be submitted to and approved in writing by the LPA, in consultation with English Heritage. Details shall include a programme of renovation including architectural elevations, full working drawings for the internal areas, boundary and security arrangements, detailed floor plans, and details of services including heating, lighting, water and drainage.

Reason: The City Council wishes to ensure the long term protection of the Gladstone Conservatory and its setting, in accordance with Policy HD15 of the UDP.

29. Restoration works to the Gladstone conservatory shall not commence until details of the end use of the building have been submitted to and approved in writing by the LPA and EH. Details shall include a business plan, licensing arrangements, and the arrangements for the ongoing management of the building. The scheme shall be implemented within 5 years of the opening of the stadium for sporting events.

Reason: The City Council wishes to ensure the long term protection and operational future of the Gladstone Conservatory and its setting, in accordance with Policy HD15 of the UDP.

30. No sporting events shall be played at the new stadium hereby permitted until the regeneration works to the area of Stanley Park identified on drawing number PL564.M.01 as Phase 1A have been completed to the satisfaction of the local planning authority in accordance with the details contained in the relevant part of the approved Stanley Park Regeneration Plan.

Reason: To ensure the protection of the historic park and its setting in accordance with Policy HD15 of the UDP.

31. No part of the development hereby permitted shall commence until a specification for the Multi Use Games Area has been submitted to and approved in writing by the local planning authority. The specification shall include details of:

- (i) construction and surfacing materials,
- (ii) fencing and boundary treatment, and
- (iii) maintenance.

Reason: The City Council wishes to ensure the acceptability of these facilities in accordance with Policy C9 of the UDP.

32. No sporting event shall be played at the new stadium hereby permitted until the Multi Use Games Area has been constructed and laid out in accordance with the approved specification pursuant to Condition 31. The MUGA facility at the northern end of Mill Lane shall be made available to members of the general public at all times that the Park is open to the public.

Reason: To ensure that a satisfactory development is achieved.

33. The MUGA facility at the southern end of Mill Lane shall be made available to members of the general public at all times other than on the days prior to and on the day of Liverpool first team fixtures unless otherwise agreed accordingly by the Local Planning Authority when the facility shall be used as an Outside Broadcasting Unit.

Reason: It is in accordance with the application and to ensure the facility is operational at all other times in accordance with Policy C9 of the UDP.

34. No part of the development hereby permitted shall commence until a scheme indicating measures to prevent match day parking within the curtilage of Anfield Cemetery have been submitted to and approved in writing by the LPA.

Reason: It is in the interests of pedestrian and highway safety and in accordance with Policy T9 of the UDP.

35. No part of the development hereby permitted shall commence until measures to control match day crowd movement through Anfield Cemetery during hours when the cemetery and crematorium are in use have been submitted to and approved by the LPA. These measures shall be implemented in accordance with the approved scheme prior to the first sporting event at the stadium.

Reason: It is in the interests of pedestrian and highway safety, and in order to protect the amenity of cemetery users in accordance with Policies T9 and HD15 of the UDP.

36. Prior to the development hereby permitted commencing a scheme shall be submitted to and approved in writing by the local planning authority identifying the facilities currently available at the Vernon Sangster Community Sports Centre and providing for appropriate temporary accommodation of those facilities during the carrying out of the development; and the facilities have been satisfactorily accommodated strictly in accordance with the approved scheme; unless otherwise agreed in writing by the local planning authority.

Reason: To ensure there is no loss of recreational facilities in accordance with policy C9 of the UDP.

37. No sporting event shall be played at the new stadium hereby permitted until that part of the development hereby permitted identified in green on drawing numbers 001204/A3-0.739/0.740/0.741 has been constructed to a standard fit for occupation in accordance with a specification previously approved in writing by the local planning authority. The specification shall include:

- " 8nr, 16/18 person changing rooms with external access only.
- " 8 person referees changing room with external access only.
- " Sports hall measuring 36m x 18m x 9.1 high, and related store.
- " Shared foyer and reception
- " Café.
- " Crèche.
- " Lecture theatre.
- " Staff and public changing rooms.
- " Full sized squash court.
- " Fitness suite.
- " Multiple use activity area.
- " 4 nr tutorial rooms
- " 3 nr I.T. rooms.
- " Administration rooms and associated offices.

Reason: To ensure there is no loss of recreational facilities in accordance with Policy C9 of the UDP.

38. No sporting event shall be played at the new stadium hereby permitted until a scheme has been submitted to and approved in writing by the local planning authority for the provision and management of vehicle parking during the operation hereby permitted. The scheme shall thereafter be implemented in accordance with the approved details to the satisfaction of the local planning authority.

Reason: These details have not been agreed and the council wishes to ensure they satisfactory in the interests of road safety and visual amenity.

39. Pursuant to the requirements of condition 38, the following details of the car parking areas shall be submitted to and approved in writing by the Local Planning Authority:-

- (i) total number of spaces, including the spaces to be allocated to permit holders on Everton FC matchdays;
- (ii) directional signs and their locations including spaces allocated for Everton FC matchdays;
- (iii) surface markings;
- (iv) pedestrian routes within the car parks;
- (v) details of disabled car parking provision;
- (vi) lighting;

- (vii) means of access and egress control, including the location of any barriers;
- (viii) car park signage,
- (ix) (notwithstanding the general approval of the points of access to the car parks under the terms of this permission), working details of the ramps and entrances/exits, including any consequent amendments to their widths.

Reason: In the interests of the convenience of car park users and to ensure that an adequate level of safety for car users and pedestrians will exist in accordance with Policy T13 of the LUDP, City Council Supplementary Planning Guidance No. 5 (Access for All) and Supplementary Planning Guidance No. 8 (Car and Cycle Parking Standards).

40. The details as approved pursuant to Condition 39 shall be implemented prior to the relevant car park area being first brought into use, and shall thereafter be retained as approved unless otherwise agreed with the Local Planning Authority.

Reason: In the interests of the convenience of car park users and to ensure that an adequate level of safety for car users and pedestrians will exist in accordance with Policy T13 of the LUDP, City Council Supplementary Planning Guidance No. 5 (Access for All) and Supplementary Planning Guidance No. 8 (Car and Cycle Parking Standards).

41. Prior to the development hereby permitted commencing a scheme shall be submitted to and approved in writing by the LPA to protect bat roosts and other protected species in accordance with the North Liverpool Biodiversity Action plan have been submitted to and approved in writing by the LPA.

Reason: To avoid disturbance to Schedule 1 protected species.

42. No existing trees or shrubs shall be removed from the site during the bird-breeding season unless otherwise agreed in writing by the LPA.

Reason: To avoid disturbance to Schedule 1 protected species.

43. Unless otherwise agreed in writing by the LPA, the stadium shall not become operational until an Ecological Management Plan has been submitted to and agreed in writing with the LPA. The plan should provide for the management and monitoring of existing terrestrial and aquatic habitats in support of the objectives of the North Liverpool Biodiversity Action Plan.

Reason: In the interest of habitat creation and enhancement and it is in accordance with Policy OE7 of the UDP.

44. The capacity of the new stadium shall be limited to 45,000 spectators (the maximum capacity) until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority for the implementation of the Park and Ride facilities and extended Football Match Parking Zone (FMPZ) as indicated on Arup figure 3 contained within the Access Strategy Report (Document 3). Unless otherwise agreed in writing by the LPA those elements of the Access Strategy shall be implemented in accordance with the agreed scheme. The capacity of the new stadium shall be increased, up to a maximum of 60,000 spectators, in accordance with the provision and operation of Park and Ride spaces and the implementation of the FMPZ as set out in the following capacity matrix:

Table to Indicate Additional Permitted Stadium Capacity over and above 45,000 with varying Combinations of Operation of New FMPZ Zones with Park and Ride Spaces Dedicated to the Use of Liverpool FC on LFC Match Days.

Verified Total Off-Site Park and Ride Capacity

New FMPZ

Zone Delivery	-	500	1,000	1,500	2,000	2,500	3,000
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0	45,000	46,350	47,700	49,050	50,400	51,750	53,100
2	46,150	47,500	48,850	50,200	51,550	52,900	54,250
5	47,300	48,650	50,000	51,350	52,700	54,050	55,400
8	48,450	49,800	51,150	52,500	53,850	55,200	56,550
11	49,600	50,950	52,300	53,650	55,000	56,350	57,700
14	50,750	52,100	53,450	54,800	56,150	57,500	58,850
17	51,900	53,250	54,600	55,950	57,300	58,650	60,000

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Reason: It is in accordance with the application and the Local Planning Authority wishes to retain control over the capacity of the new stadium until the P& R and FMPZ of the Access Strategy become fully operational in accordance with Policies C7, H4 and T9 of the UDP.

45. No sporting event shall be played at the new stadium hereby permitted until the following highway works have been completed strictly in accordance with details to be submitted to and approved in writing by the LPA and implemented to the satisfaction of the LPA at nil cost to the City Council. The specific details of the works required are set out in Arup Document 066143-74 (dated 28th July 2004).

Footway Works

- (i) Minor kerb realignments around site to facilitate bus movements,
- (ii) Footway re-profiling and surfacing for bus boarding purposes on Utting Ave and Priory Rd sides of site,
- (iii) Pedestrian approach route improvements,
- (iv) Pedestrian crossing improvements at Utting/Priory Junction,
- (v) New pelican crossings on Walton Lane (at Tetlow Street).

Highway Works

- (vi) VMS signing on strategic approach routes,
- (vii) Kerb realignment to accommodate coach manoeuvre at St Domingo's coach park,
- (viii) Creation of vehicular site access points / footway crossings at Priory Road (to car park) and Anfield Road (to Anfield Square),
- (ix) Development and implementation of match day traffic signal plans,
- (x) New traffic signals at Walton Breck/Everton Valley Junction,
- (xi) Upgrading of traffic signals at Stanley Road / Lambeth Road Junction,

- (xii) Cycle approach route improvements,
- (xiii) Coach parking lay-by on Priory Rd,

Traffic Management Plan

- (xiv) Extension of the Football Match Parking Zone,
- (xv) Walton Breck bus gate,
- (xvi) Anfield Road traffic management,
- (xvii) Reversal of existing one-way streets, as required to implement the extension of the FMPZ.

Rail

- (xviii) Designation of pedestrian link to stadium,

Taxi Rank

- (xix) Rank on Walton Breck for approx 20 taxis,
- (xx) Rank on Utting Avenue for approx 10 taxis,

Public Transport Support

- (xxi) Provision of Selective Vehicle Detection at up to six sites requested by Merseytravel on those routes that will assist key bus / coach public transport route to and from the Stadium.

Reason: It is in the interests of highway safety and in accordance with Policy T9 of the UDP.

46. No sporting event shall be played at the new stadium hereby permitted until Match Day Traffic Regulation Orders have been confirmed and implemented strictly in accordance with details submitted to and approved by the LPA for the following:

- (i) public transport priority measures on Priory Road and Arkles Lane,
- (ii) closure of Anfield Road to all traffic between Lothair Road and Skerries Road,
- (iii) an operational bus gate on Walton Breck Road Bus, adjacent to the existing stadium, to prevent access by private vehicles.

Reason: It is in the interests of highway safety.

ANFIELD PLAZA

47. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (the Reserved Matters) shall be submitted to the local planning authority within five years from the date of this permission. The development hereby permitted, of the land identified on drawing LVM0001/16 as for outline planning permission, shall be begun either before the expiration of seven years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: The development site will not be available until at least 3 years following the grant of planning permission. An extended period for the submission of reserved matters and implementation

of the permission is appropriate to enable the development to proceed in accordance with the planning permission.

48. The demolition of the existing Anfield Stadium shall commence within 6 months from the date of the first sporting event taking place at the new stadium.

Reason: It is in the amenity of adjacent residents and to ensure that the two stadia are not functioning for sporting events in concurrence and it is in accordance with Policies C7 and H4 of the UDP.

49. No sporting event shall be played at the stadium hereby permitted until a scheme for the provision of a minimum of 1.6 hectares of open space on the site of the existing Anfield stadium has been submitted to and approved in writing by the local planning authority. The scheme shall include:

- (a) hard and soft landscaping,
- (b) street furniture,
- (c) lighting,
- (d) CCTV/security on match days and non-match days
- (e) boundary treatment,
- (f) a pedestrian route from Walton Breck road to the new stadium,
- (g) details of the phasing of the works and the timetable for their implementation, and
- (h) details of enclosure for the remainder of the site.

The scheme shall thereafter be implemented in accordance with the approved details.

Reason: These details have not been submitted with the application and the Council wishes to ensure they are satisfactory in the interests of visual amenity in accordance with Policy HD18 of the UDP.

50. The approved landscaping scheme pursuant to condition 49 for the site of the existing Anfield stadium shall be implemented within 18 months of demolition works being completed.

Reason: It is in the interests of visual amenity in accordance with the duty of the Council under section 197 of the Town and Country Planning Act 1990 in respect of the planting and preservation of trees.

51. Within 12 months of work commencing on the Stanley Park Stadium Development site a programme for the demolition of the existing Anfield stadium shall be submitted to the Local Planning Authority.

Reason: To ensure the existing stadium is removed in a timely manner.

52. Demolition of the existing stadium shall be completed in accordance with the details to be agreed pursuant to condition 51 and shall be completed within 18 months of the first sporting event taking place at the new Stanley Park Stadium.

Reason: To ensure the existing stadium is removed in a timely manner.

53. An Environmental Management Plan for the demolition of Anfield Stadium shall be submitted to the local planning authority within 18 months of works commencing on the new stadium. No works shall commence on demolition of the existing stadium until the Environmental Management plan has been approved by the local planning authority. The Environmental Management Plan shall oblige:

- (a) A detailed specification of demolition works at each phase of development including consideration of environmental impacts and the required remedial measures,
- (b) Details of a scheme for the environmental monitoring of noise, dust and vibration; such details to include the equipment, its location and the operators/contractors who will monitor and manage the equipment.
- (c) A programme of assessment of the most sensitive receptors, including residential and commercial, where a monitoring programme of impacts will be undertaken as work progresses;
- (d) A programme of monitoring of permitted noise levels, emanating from the site at the boundary and at noise sensitive facades;
- (e) Engineering measures, acoustic screening and the provision of sound installation required to mitigate or eliminate specific environmental impacts;
- (f) Unless otherwise agreed as part of the Environmental Management Scheme and Code of Practice, the operation of site equipment and/or plant and machinery generating noise, that exceeds 65db (A) at the façade of residential or noise sensitive premises shall only be carried out between the hours of 0800 to 1800 Mondays to Fridays, 0800 to 1300 on Saturdays and at no time on Sundays and Bank Holidays;
- (g) An assessment of the presence or absence of asbestos and suitable mitigation measures as appropriate;
- (h) Measures required to contain dust such as debris screens, sheets, water sprays and enclosed chutes;
- (i) Temporary storage of materials on-site;

All demolition work shall be undertaken in strict accordance with the approved management scheme. The monitoring shall be undertaken for the course of the demolition and construction period and implemented in the approved Environmental Management Scheme at the cost of the developer.

Reason: To limit the detrimental effect of demolition works on adjacent occupiers by reason of noise and disturbance in accordance with UDP Policies C7 and H4.

54. Prior to any demolition works commencing the developer shall submit to and have approved by the Local Planning Authority a Noise Monitoring Programme which shall include details of the following monitoring equipment, positioning of equipment, qualifications of the personnel, contact details of the operators/contractors and remote access to data. The approved Noise Monitoring Programme shall be implemented strictly in accordance with the approved scheme.

Reason: To limit the effect of demolition works on adjacent occupiers in accordance with policy C7 of the UDP.

55. During demolition on site:

- (a) The best practical means available in accordance with British Standard Codes of Practice BS5228 Part 1:1997 shall be employed at all times to minimise the emission of noise from the site;

- (b) Vehicular accesses to adjoining and opposite premises shall not be impeded at any time;
- (c) No waste or other burning material shall be burnt on the application site;
- (d) A suitable and sufficient means of suppressing dust must be provided and maintained, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance.

Reason: To limit the detrimental effect of demolition and construction works on adjacent occupiers by reason of noise and disturbance in accordance with Policies C7 and H4 of the UDP.

56. Prior to any demolition works commencing a demolition method statement in respect of an Air Quality Management scheme for each period of enabling works within the demolition process to be approved in writing by the Local Planning Authority. The statement shall include the following:

- (a) An assessment of the presence or absence of asbestos and suitable mitigation measures is appropriate;
- (b) The inclusion of suitable measures for the containment of dust, such as the use of debris screens and sheets, suitable and sufficient water sprays; enclosed chutes for dropping demolition materials to ground level;
- (c) The use of enclosures or shields when mixing large quantities of concrete or bentonite slurries;
- d) Details of the provision for the temporary storage of materials on site with preference to the storage of fine dry materials inside buildings or enclosures, or the use of sheeting as far as practicable with water sprays as appropriate.
- (e) consideration to the use of pre-mixed plasters and masonry compounds.

The Air Quality Management scheme shall be implemented in strict accordance with details to be approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To meet the Council's Air Quality Objectives.

57. No part of the demolition of the existing stadium site as hereby permitted shall commence until details of the siting of concrete crushers and screens has been submitted to and approved in writing by the Local Planning Authority prior and thereafter installed in strict accordance with the approved details.

Reason: To protect the amenities of the occupiers of adjoining properties

58. No part of the demolition of the existing stadium site as hereby permitted shall commence until details of a waste strategy for the demolition, of the Stadium is submitted to and approved in writing by the Local Planning Authority and implemented in strict accordance with the details to be agreed. The waste strategy shall include specified targets for recycling of materials from the demolished stadium including masonry, glass, timber, and metals and a methodology for monitoring the recycling of materials:

Reason: To meet the Council's Air Quality Objectives and in the interests of residential amenity in accordance with Policies H4 and C7 of the UDP.

59. Wheel washing facilities shall be provided and utilised at all traffic exits to the site for the duration of the demolition period, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to any part of the demolition commencing. Such facilities shall be used by all vehicles leaving the site and shall be maintained in working order until completion of the demolition and clearance works. The wheel washing facility will continue to be used until the works are complete.

Reason: To ensure that the proposed demolition does not prejudice conditions of safety and cleanliness along the adjoining highway.

60. No part of the demolition of the existing stadium site as hereby permitted shall commence until a method statement for site investigation for the purposes of identifying chemical and other potential contaminants on the site and for any measure necessary to decontaminate the site shall be submitted to and agreed in writing by the Local Planning Authority. The report shall include an assessment of materials to be imported into the site (if any). All measures specified in the approved report shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes, and completed to the satisfaction of the Local Planning Authority to be confirmed in writing and prior to any development on any part of the application site affected by such contaminants.

Reason: To ensure the safety and amenities of future occupiers are not prejudiced in accordance with Policy H4 of the UDP.

61. No part of the demolition of the existing stadium site as hereby permitted shall commence until details of the proposed location of site compound(s) and the parking areas for construction traffic and match day parking during the demolition period shall be submitted to and approved in writing by the Local Planning Authority.

Reason: It is in the interests of the amenities of adjacent occupiers in accordance with Policy H4 of the UDP.

62. Prior to demolition works commencing, details of the programme for the erection and location of artistically designed hoardings shall be submitted to and approved in writing by the Local Planning Authority and thereafter be implemented and maintained around the site during demolition works in accordance with the approved details.

REASON: It is in the interest of visual amenity in accordance with policy HD18 of the UDP.

63. Before demolition of the existing stadium site commences, a phasing plan will be submitted for approval by the local planning authority that shows the temporary routing of pedestrians on match days between Walton Breck Road and Anfield Road. This will also identify:

- (a) Means of enclosure and lighting proposed,
- (b) Stewarding arrangements on match days, and
- (c) Signage.

Reason: In the interests of pedestrian and highway safety.

64. Prior to the demolition of the existing stadium site a scheme for the control of surface water from the site during demolition works, together with a permanent drainage scheme (both surface and foul) for the cleared site, shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding and to improve water quality

65. Prior to the construction of any building to which outline permission is hereby granted commencing, samples of all materials to be used in the external finishes shall be submitted to, and approved in writing by, the local planning authority and the scheme shall be implemented strictly in accordance with the approved materials.

Reason: In the interests of visual amenity in accordance with Policies GEN3 and HD18 of the LUDP.

66. No submission of reserved matters for any part of the Anfield Plaza development shall differ from the following principles of scale, massing and height specified for buildings within that site as set out and illustrated in the proposals included as part of paragraphs 4.14-4.15 of the Anfield Plaza Development Brief, namely;

(i) buildings within close proximity to residential areas should be no more than 3 storeys in height in order to minimise any impact on the residential amenities of adjoining residential properties,

(ii) buildings within the close proximity of properties along Anfield Road and Walton Breck Road identified should be no more than 3 storeys in height in order to create a coherent townscape,

(iii) buildings within the internal areas of the site should be 4 storeys in height which provides a balance between providing enclosure in the public realm and protecting the amenities of nearby properties, and

(iv) buildings positioned along prominent entrance points to the Plaza and locations where potential buildings would frame views of the new stadium should be 5 storeys in height in order to emphasise key pedestrian routes and vistas.

Reason: It is in the interests of the visual amenity of the area, and to ensure that the development is carried out in accordance with the principles of mitigation set out in the Environmental Statement to minimise the environmental effects of the development.

67. Unless otherwise agreed in writing by the LPA the gross floorspace of the various uses proposed on Anfield Plaza shall be limited to the following:

Residential uses (within Classes C1 and C3) no more than 4,450 square metres,

The area of combined ancillary retail/food & drink uses (within Classes A1/A3/A4/A5) no more than 4,000 square metres gross external floor area, of which no more than 1,000 square metres shall be used for the purpose of A1 retail,

The area of community related floorspace (within Class D1 - Non Residential Institutions) no more than 3,350 square metres gross external floor area, and

The area of office space within Classes A2 (Financial) and B1 (Business) no more than 2,760 square metres.

Reason: This is the amount of accommodation area proposed within the application and any increase in this figure has not been assessed.

68. In so far as this permission relates to uses within Classes A3/A4/A5 details of any sound equipment to be installed within buildings or premises to be used for those purposes, shall be submitted to and agreed in writing by the LPA prior to the installation and use of that equipment. Where necessary, the equipment shall be fitted with noise limiting devices which shall be set at a level to be agreed with the Council's Head of Environmental Health Service or any successor to its function, and a system for the sound insulation of the premises shall be submitted to and approved by the Local Planning Authority as may be required. Any such devices or systems shall thereafter be retained in working order as approved.

Reason: In the interests of the amenity of adjoining occupiers in accordance with Policy EP11 of the LUDP.

69. In so far as this permission relates to possible external café/drinking areas, there shall be no amplified music within the external café area, including any music directed thereto from any associated A3/A4/A5 use, beyond levels which may otherwise be agreed with the Local Planning Authority.

Reason: In the interests of the amenity of adjoining occupiers in accordance with Policy EP11 of the UDP.

70. In so far as this permission relates to the provision of Residential (C1/C3) and Food & Drink Uses (A3/A4/A5) and/or uses mixed within a common built form, the premises shall be acoustically insulated in accordance with a scheme to be submitted to and approved by the Local Planning Authority (in consultation with the Council's Head of Environmental Health Service or any successor to its function) which shall be installed and made operational in accordance with the approved scheme prior to the commencement of the use hereby permitted and, for the avoidance of doubt, this shall include the provision of noise limiting devices attached to all amplified equipment installed for use within the A3 uses to control the emission of sound levels both within and from the building, and for the avoidance of doubt, the noise generated within this area shall not at any time give rise to noise levels within habitable rooms in the building which exceeds NR30 and all extract ducts must be acoustically insulated and acoustically isolated from associated fans and the building structure.

Reason: In the interests of the amenity of the occupiers of the residential accommodation within the building and the occupiers of adjacent premises in accordance with Policy EP11 of the UDP.

71. The residential accommodation hereby approved shall be acoustically insulated prior to the occupation of any of the units of that particular phase in accordance with a detailed scheme to be submitted and approved by the Local Planning Authority prior to works commencing on site, and sound mitigation must take the form of a package of acoustic treatment to the windows of all habitable rooms in accordance with the specifications contained within the Noise Insulation Regulations 1975, or double glazing having panes of 6mm and 10mm thickness and a minimum gap of 12mm between, together with the provision of a scheme of acoustically attenuated mechanical ventilation, to remove

the need to open windows for rapid ventilation, in compliance with the performance requirements of the Noise Insulation Regulations 1975.

Reason: In the interests of the amenity of residential occupiers in accordance with Policy EP11 of the LUDP.

72. In so far as this permission relates to uses within Classes A3/A4/A5, details of the systems of fume extraction and mechanical ventilation shall be submitted to the Local Planning Authority, and such systems as may be approved shall be installed and made operational in accordance with the approved scheme prior to those uses commencing, and thereafter retained in operational condition.

Reason: In the interests of the amenity of adjoining occupiers in accordance with Policy EP11 of the LUDP.

73. Full details of the proposed access to and layout and landscaping of the Anfield Plaza car park shall be submitted to and approved in writing by the Local Planning Authority before demolition works commence on the existing stadium site.

Reason: In the interests of the convenience of car park users and to ensure that an adequate level of safety for car users and pedestrians will exist in accordance with Policy T13 of the LUDP, City Council Supplementary Planning Guidance No. 5 (Access for All) and Supplementary Planning Guidance No. 8 (Car and Cycle Parking Standards).

INFORMATIVES

1. The Liverpool UDP (November 2002) contains general policies and site specific policies that are relevant to consideration of the development proposals. The relevant UDP policies are summarised in paragraph 62 of the Planning & Public Protection Divisional Manager's report to the Planning Committee of 30th July 2004.

2. The Local Planning Authority agree with the conclusions of the Planning & Public Protection Divisional Manager's report to the Planning Committee of 30th July 2004. This is set out in full in section 9 of the Committee Report. The Planning Committee endorses the final conclusion of the report as follows;

" In reaching a final conclusion the application has raised strong views for both and against and the arguments are finely balanced. In this situation there are a variety of development plan policies that apply and there has to be a judgement about where the balance lies. The crucial issue of the deliverability of the regeneration plan for Stanley Park as mitigation for the adverse impacts on policy have been carefully considered by English Heritage in their formal comments on the planning application. Given these views it is the Planning and Public Protection Divisional Manager's judgement that the benefits of the development and mitigation measures proposed by the applicant and secured via the conditions and the S.106 do enable a recommendation to be made for approval."

3. In accordance with Regulation 21 (1) (c) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, the Council considers the main reasons and considerations on which the decision is based are set out in the main committee report and supplementary agenda dated 30 July 2004.

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

NOTES FOR PLANNING DECISION NOTICES

OTHER CONSENTS

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular, if building operations are involved these may also require consent under the Building Regulations and before commencing work this aspect should be discussed with the Building Surveying Division. Where a building regulations approval is obtained and this is different from your planning permission, revised drawings must be submitted to the Planning and Building Control Manager.

COMPLIANCE WITH THE PERMISSION/CONSENT

It is important that this permission/consent is implemented strictly in accordance with the plans approved by the consent. Where a planning permission is granted subject to conditions it is important that these are fully complied with. Non-compliance with the conditions of the permission/consent may well result in a Breach of Condition Notice being served on you or any other appropriate enforcement action required to remedy the breach of planning control.

APPEALS TO THE OFFICE OF THE DEPUTY PRIME MINISTER

If you are aggrieved by the decision of the city council as local planning authority to refuse consent for the proposed development or to grant it subject to conditions, then you can appeal to the Office of the Deputy Prime Minister under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of issue of this notice. Forms can be obtained from the Planning Inspectorate at 315a Eagle Wing, Temple Quay House, 2 The Square, Temple Quay Bristol, BS1 6PN. (Tel: 0117 372 6372 or e-mail: enquiries@planning-inspectorate.gsi.gov.uk)

The Office of the Deputy Prime Minister can allow a longer period for the giving of a Notice of Appeal, but will not normally be prepared to do this unless there are special circumstances, which excuse the delay.

PURCHASE NOTICES

If the local planning authority or the Office of the Deputy Prime Minister refuses to grant permission to develop land or grants it subject to conditions, the owner may claim in certain circumstances that the land has become incapable of development. In these circumstances, the owner may serve a Purchase Notice on the Council under Part VI of the Town and Country Planning Act 1990, requiring the Council to purchase the owners interest in the land.

COMPENSATION

In certain limited circumstances, a claim must be made against the local planning authority for compensation. The circumstances in which compensation is payable are set out in Parts VI and V of the Town and Country Planning Act 1990.

NEW RESIDENTIAL DEVELOPMENT

In order to ensure that minimum disruption occurs once a development is completed; developers are asked to contact all the public utilities to ensure that adequate services are provided at the outset. In particular developers are asked to contact Telewest over the provision of Cable TV infrastructure. Developers are requested to write to the Construction Supervisor, Telewest Business Services, Sovereign House, Sovereign Business Park, off Warrington Road, Wigan, WN1 3AP.

PUBLIC NOTICE – PARTY WALL ETC. ACT 1996

From the 1 July 1997 any person intending to carry out works affecting party walls or involving excavations for foundations adjacent to a party wall will be required to serve notice on all adjoining owners before work commences. You are advised to engage the services of a private surveyor to act on your behalf in any formal private procedures and agreements that you are now required, by The Party Wall etc. Act 1996, to enter into.

Failure to comply with the Act may result in civil action being taken against you.