



The City of Liverpool

www.liverpool.gov.uk • Planning & Building Control, Municipal Buildings, Dale Street, L2 2DH • 0151 233 3021

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Mark	Surname:	Featherstone-Whitty		
Company name:	LIPA						
Street address:	LIPA			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City:	Liverpool			Fax number:			
County:	Merseyside			Email address:			
Country:	United Kingdom						
Postcode:	L1 9HF						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Dawn	Surname:	Coward		
Company name:	Ryder Architecture						
Street address:	131 Mount Pleasant			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City:	Liverpool			Fax number:			
County:	Merseyside			Email address:			
Country:	United Kingdom						
Postcode:	L3 5TF				dcoward@ryderarchitecture.com		

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	Mount Street		
Street address:			
Town/City:	Liverpool		
County:	Merseyside		
Postcode:	L1 9HF		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	335451
Northing:	389644

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:		First name:	Anne-Marie	Surname:	Piedot
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Reference:	
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Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

To develop / refurbish the site of 70 Hope Street (currently in use as a dance college for LIPA) and to erect a 2 / 3 storey new extension to the rear (797sqm) with associated landscaping. The proposal is to provide a sixth a sixth form college in association with LIPA.

Application reference number:	15F/2159	Date of decision:	18/11/2015
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Please state the condition number(s) to which this application relates:

Condition number(s):

Condition 7
Condition 9
Condition 10
Condition 20

Has the development already started? ☐ Yes ☒ No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

Condition 7: Prior to commencement of development, including any works of demolition, a detailed construction method statement shall be submitted to and approved in writing by the local planning authority. The statement shall include:

- (i) commencement and completion dates
- (ii) hours of operation for construction work
- (iii) measures to control noise and dust
- (iv) details of site compounds, storage of plant and materials
- (v) temporary highway works or closures
- (vi) access for construction traffic
- (vii) parking of vehicles of site operatives and visitors
- (viii) wheel washing facilities

(ix) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The scheme shall be implemented in accordance with the approved statement and completed to the satisfaction of the local planning authority before the development is occupied/brought into use.

Condition 9: No part or phase of the development hereby permitted shall commence until;

a) An investigation and assessment methodology, including analysis suite and risk assessment methodologies has been completed and submitted to and approved by the LPA in writing, prior to any site investigations.

b) A site investigation and assessment has been carried out by competent persons to determine the status of contamination including chemical, radiochemical, flammable or toxic gas, asbestos, biological and physical hazards at the site and submitted to the LPA. The investigations and assessments shall be in accordance with current Government and Environment Agency recommendations and guidance and shall identify the nature and extent of any contaminants present, whether or not they originate on the site, their potential for migration and risks associated with them.

The assessment shall consider the potential risks to:

- i. human health,
- ii. controlled waters,
- iii. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- iv. adjoining land,
- v. ecological systems, and
- vi. Archaeological sites and ancient monuments.

c) A detailed remediation scheme (if required), has been submitted to and agreed in writing with the LPA. This scheme shall include an appraisal of remedial options, implementation timetable, works schedule, site management objectives, monitoring proposals and remediation validation methodology. The scheme once completed must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

Condition 10: After development commences and prior to occupation;

a) Following completion of the measures identified in the approved remediation scheme and prior to occupation of any part of the development, a verification report which shall confirm the adequacy of remediation must be prepared and submitted to and approved in writing by the LPA before this condition will be discharged. If a phased approach to the development is being proposed, then a validation/completion report for an agreed number of plots within each of the proposed phases shall be submitted to the Local Planning Authority and approved in writing before the condition relating to the phase in question shall be discharged.

b) If any potentially contaminated (unusual/suspect) material or flammable/toxic gas not previously identified is discovered, this must be reported in writing to the LPA and a further assessment and a revised remediation scheme will be required by the LPA. If no contamination is found then this should be detailed in the remediation verification report.

Condition 20: Prior to commencement of development, full details of the number, size, species, root treatment or container type and location of trees and shrubs to be planted and the treatment of all ground surfaces not built upon shall be submitted to and approved in writing by the local planning authority. The plan must be to a recognised scale and the symbols used and plant schedule provided must comply with BS EN ISO 11091:1999 Construction Drawings Landscape drawing practice.

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

26/11/2015