

Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area Town and Country Planning 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:	Andrew	Surname:	Marsh
Company name:	Nugent				
Street address:	99 Edge Lane				
Telephone number:					
Mobile number:					
Town/City:	Liverpool				
Fax number:					
Country:	England				
Email address:					
Postcode:	L72PE				
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Jonathan	Surname:	Cox
Company name:	MDG				
Street address:	41				
	Shaw Street				
Telephone number:	01512079431				
Mobile number:					
Town/City:	LIVERPOOL				
Fax number:					
Country:	England				
Email address:					
Postcode:	L6 1HL				
	joncox@mdg.design				

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

18 Livingston has been residential children's home, but has remained empty for a number of years. This application is for the demolition of the children's home and its replacement of 2No apartment blocks comprising 28No 2-bedroom apartments and 4No mews 2-bedroom homes. The client is currently undergoing conversations with the Council and relevant parties to change the use of the site for residential buildings. There is goodwill as the change in use is in keeping with the local area and we are expecting a formal agreement shortly.

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

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

House:	<input type="text" value="18"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Moredale Childrens Home"/>		
Street address:	<input type="text" value="Livingston Drive"/>		
	<input type="text"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="LIVERPOOL"/>		
Postcode:	<input type="text" value="L17 4LR"/>		

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

Easting:	<input type="text" value="337211"/>
Northing:	<input type="text" value="387270"/>

Description:

5. 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:	<input type="text" value="Mrs"/>	First name:	<input type="text" value="Caroline"/>	Surname:	<input type="text" value="Maher"/>
--------	----------------------------------	-------------	---------------------------------------	----------	------------------------------------

Reference:	<input type="text" value="0320/15"/>
------------	--------------------------------------

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

In relation to this site, the current buildings, which date from the c. 1970s, are of a little architectural or historical interest and consequently there are no objections in principle to their demolition and the redevelopment of the site for residential purposes subject to the proposal complying with other plan policies.

It is considered that the site could possibly accommodate 2 buildings, of a similar footprint to the more recent development adjacent to the site at No. 20 Livingston Drive (known as Magnus Opus), and perhaps a modest mews development (of no more than 1 ½ stories) located in the southern corner of the site but the current scheme would be wholly inappropriate in terms of layout. The design should have principle elevations fronting Livingston Drive.

The development should utilise the local palette of materials in order to ensure that the 'identity' of the local area. Contemporary interpretation of the Victorian Villa's is preferred rather than pastiche. Level access is acceptable rather than the traditional step up to the principle entrance in light of access for all and not marring the principle elevations with long ramps.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Recycling bin in the stores.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The 2-storey home was built circa 1970s are of little architectural or historical interest and is unsympathetic to the Victorian Villas along the street. It is currently unoccupied and is need of complete overhaul and refurbishment before it reasonably could be offered on the market for sale. It is a large building with spacious accommodation, however, its layout is impractical and it does not lend itself to refurbishment without a capital investment which far outweighs any likely return in terms of sale price. There is no aspect or feature of the dwelling internally or externally which makes its retention either necessary or desirable in Lark Lane Conservation Area. In conversations with Planning Officers Caroline Maher and Lorraine Ward there have been no objections in principle for their demolition and the redevelopment of the site for residential purposes.

10. Materials

No Material details were submitted for this application

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	16	35	19
Cycle spaces	0	16	16

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

☐

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

13. Assessment of Flood Risk

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☒ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☐ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

15. Existing Use

Please describe the current use of the site:

The site is currently vacant.

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site:

Nugent own the site and it was used as a residential children's home, but has remained empty for a number of years.

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

18. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	0	28	0	0	0
Houses	0	4	0	0	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total 32

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	0	0	0	0	20
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total 20

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

18. Residential Units

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

Overall Residential Unit Totals

Total proposed residential units	32
Total existing residential units	20

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

20. Employment

No Employment details were submitted for this application

21. Hours of Opening

No Hours of Opening details were submitted for this application

22. Site Area

What is the site area?

4,720.00

sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

25. 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

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

27. 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