



The City of Liverpool

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

Application for Planning Permission. 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:	Patrick	Surname:	Gorman		
Company name	Seddon Construction Ltd.						
Street address:	Plodder Lane			Country Code	National Number	Extension Number	
	Edge Fold			Telephone number:			
				Mobile number:			
Town/City	Bolton			Fax number:			
County:				Email address:			
Country:							
Postcode:	BL4 0NN						
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:	Keith	Surname:	O'Hara		
Company name:	Condry & Lofthouse Architects Ltd						
Street address:	17 Connect business village			Country Code	National Number	Extension Number	
	24 Derby Road			Telephone number:	0151 207 4371		
				Mobile number:			
Town/City	Liverpool			Fax number:			
County:	Merseyside			Email address:			
Country:	United Kingdom						
Postcode:	L5 9PR				info@condrylofthouse.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of existing public house and erection of an 18 person specialist acquired brain injury unit with associated ancillary accommodation. Demolition of the bowling club house and relocation and erection of a new bowling club house adjacent to the retained bowling club lawn.

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="217"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Broad Green Road"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="Liverpool"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="L13 5SF"/>		

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

Easting:	<input type="text" value="339997"/>
Northing:	<input type="text" value="390552"/>

Description:

The Gardeners Arms Public House, car park to the rear and bowling club and green.

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="Mr"/>	First name: <input type="text" value="John"/>	Surname: <input type="text" value="Hayes"/>
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Reference:

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

Details of the pre-application advice received:

Email received from LPA 12-01-2012 - C2 Care facility acceptable in principle.
Email received from LPA 06-02-2012 - Layout to respond more to context. Two storey at corner location. Street enclosure. Path to bowling club to be sited and designed.
Meeting with planning officer 15-02-2012 - Initial proposals discussed.
Email received from LPA 28-03-2012 - Acknowledge difficulties in levels, improvements on entrance accomodation. Relationship of building to neighbouring property a concern.
Meeting with planning officer 04-04-2012 - Urban Design look at the proposals. Overbearing design on adjacent properties.
Meeting with planning officer and Urban Designer 24-04-2012 - Discussed cluster and courtyard configurations.
Meeting with planning officer 18-05-2012 - Operational requirements discussed. 'Knuckle' element of main entrance discussed. Horizontal roof ridge broken up and welcomed.
Email from Urban Design Manager 11-06-2012 - 'Knuckle' now sufficiently identified through the form and its materiality.
Community Consultation Brochure issued to 215, 213, 211, 209 Broad Green Road and members of the Bowling Club with positive feedback received.

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Altered pedestrian access to the bowling club can be seen on drawing 12-001-110 Proposed Site Plan.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

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. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Generally buff facing brickwork with complimentary alternative brick selection to projecting bays and features. Facade cladding panels to entrance area as indicated on elevation drawings 12-001-150 Elevations.

Roof - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Interlocking clay tile to pitched roof areas.
Single ply membrane to flat roof areas.

Windows - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

UPVC Windows - White.

Doors - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

White powder coated aluminium.

Boundary treatments - description:

Description of existing materials and finishes:

Low brick walls, concrete post and timber panel.

Description of proposed materials and finishes:

Brick piers and railings, concrete post and timber panel.

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Tarmac.

Description of proposed materials and finishes:

Tarmac.

Lighting - add description

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Low column lighting to car park area. Security and fire escape lighting to car park / main entrance and garden areas. Low column lighting to bowling club path. Security lighting to bowling club house.

9. (Materials continued)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

12-001-101 Site Location Plan
12-001-102 Existing and Proposed Block Plan
12-001-110 Existing Site Plan
12-001-113 Proposed Site Plan UG
12-001-114 Proposed Site Plan LG
12-001-120 Lower Ground Plan
12-001-121 Upper Ground Plan
12-001-122 Club House Floor Plan
12-001-135 Roof Plan
12-001-136 Club House Roof Plan
12-001-150 Elevations
12-001-151 3D Perspectives
12-001-160 Site Sections
2012-06-18 Community Consultation Brochure
Geotechnical and Geoenviromental Desk Study Report
Geotechnical and Geoenviromental Desk Study Report - Appendix A
Geotechnical and Geoenviromental Desk Study Report - Appendix B
Geotechnical and Geoenviromental Desk Study Report - Appendix C
Ground Engineering Interpretive Report
Gas Addendum Letter
Flood Insight Report
Liverpool City Council Letter 19 June 2012
Survey Operations 12A116_2D
Design & Access Statement
TBA - 4221 - Tree Survey Report
TBA - 4221.01 Tree Survey Drawing
TBA - 4221.02A Landscape Structural Plan
TBA - 4221.03 AIA
Minimum Accessibility Standard Assessment
Letter of Support from Acute Need CIC 28-06-2012

10. 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	62	14	-48
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	2	2
Cycle spaces	0	6	6
Other (e.g. Bus)	0	0	0
Short description of Other			

11. 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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12-001-113 Proposed Site Plan (UG)
12-001-114 Proposed Site Plan (LG)
Survey Operations 12A116_2D

12. 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.

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

13. 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

14. Existing Use

Please describe the current use of the site:

Vacant building formerly used as 'The Gardeners Arms' public house and associated car park. A bowling club lawn and club house are still in use by the bowling club.

Is the site currently vacant? ☐ Yes ☒ No

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

15. 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 construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
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18. All Types of Development: Non-residential Floorspace (continued)

A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	878.0	878.0	0.0	-878.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	1587.0	1587.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	878.0	878.0	1587.0	709.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C2	Residential institutions	0	18	18

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	46	0	46

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
C2	00:00:00	2400	00:00:00	2400	00:00:00	2400	<input type="checkbox"/>

21. Site Area

What is the site area?

8,190

sq.metres

22. 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:

Air conditioning units to provide comfort cooling.
Oxygen manifold to provided assistive care.

Is the proposal for a waste management development?

☐ Yes☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes☒ No

24. 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

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 or building to which the application relates.

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:

Person role: Declaration date: ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date