



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:	Ms	First name:	Becky	Surname:	Vipond	
Company name	Squash Nutrition Ltd					
Street address:	John Archer Hall			Country Code	National Number	Extension Number
	68 Upper Hill Street			Telephone number:		
				Mobile number:		
Town/City	Liverpool			Fax number:		
County:	Merseyside			Email address:		
Country:	United Kingdom					
Postcode:	L8 1YR					
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:	Ms	First Name:	Marianne	Surname:	Heaslip	
Company name:	URBED (Urbanism Environment and Design) Ltd					
Street address:	10 Little Lever Street			Country Code	National Number	Extension Number
				Telephone number:	44	0161 200 5500
				Mobile number:		
Town/City	Manchester			Fax number:		
County:	Greater Manchester (Met County)			Email address:		
Country:	United Kingdom					
Postcode:	M1 1HR				marianne@urbed.coop	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Full planning application for the erection of a community garden facility and associated change of use within Use Class Sui Generis. Development to include an outdoor garden area and erection of a part one storey (with part mezzanine) community building incorporating office space, cafe and kitchen, produce shop, classroom for education and training purposes.

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"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Windsor Street"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="Toxteth"/>		
County:	<input type="text" value="Liverpool"/>		
Postcode:	<input type="text" value="L8"/>		

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

Easting:	<input type="text" value="335733"/>
Northing:	<input type="text" value="388747"/>

Description:

Land lying between Luke Street and Windsor Street

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="Stuart"/>	Surname:	<input type="text" value="Clark"/>
Reference:	<input type="text" value="Toxteth Food Central/ Squash Nutrition"/>				
Date (DD/MM/YYYY):	<input type="text" value="23/12/2014"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Had a number of informal conversations in September 2014 and December 2014 clarifying requirements around separation distances between buildings etc. Also provided copies of consultation boards presented at public event in December. Stuart raised query on proposed forms of ventilation. Following on from this, spoke to Ladan Shayanfar in Liverpool City Council's Environmental Health Team explaining current proposals. Separately, Squash Nutrition, the client organisation, have met with LCC officers and cabinet members responsible for regeneration. Informal advice was also taken from LCC planning officer in December 2014 as to proposed use classes for application - leading to 'sui generis' classification.

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)

Site is currently fenced off. Main access to building from footpath on Windsor Street. New pedestrian access will be provided from Windsor Street at north end of site, to provide access to rear of building for bicycles etc

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:

Within designated bin store to rear of building, accessed for collection via existing gate onto Luke Street.

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

If Yes, please provide details:

Within designated bin store to rear of building, accessed for collection via existing gate onto Luke Street.
In addition there will be on-site composting of organic materials of site, re-used within the garden space to the rear of the building.

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:

Description of proposed materials and finishes:

High quality timber cladding with contrasting area on shop corner of signage/other materials.

Roof - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Standing seam metal, with green roof on part end section

Windows - description:

Description of existing materials and finishes:

Description of proposed materials and finishes:

High performance factory finished timber windows and aluminium faced windows.

Doors - description:

Description of existing materials and finishes:

Description of proposed materials and finishes:

High performance timber faces doors with vision panel. Factory painted finish.

Boundary treatments - description:

Description of existing materials and finishes:

2m high red brick wall around perimeter to rear of site, with metal gate providing rear access.
Mesh fence to front part of site onto Windsor Street.

Description of proposed materials and finishes:

2m high red brick wall around perimeter to rear of site, with metal gate providing rear access to be retained.
New building forms most of boundary. Small new area of mesh fencing and gate to north end of site between new building and existing brick wall.

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Concrete slabs and paving remaining from previous use as residential garages.

Description of proposed materials and finishes:

Area of concrete paving near rear entrance from Luke Street to be made good. Remainder of site to be community garden use with limited areas of new paving - permeable paving used where required to create footpaths.

Lighting - add description

Description of existing materials and finishes:

One disused lamp post on rear boundary of site. No other lighting.

Description of proposed materials and finishes:

Disused lamp post left in situ.
Small number of security lights on PIRs to rear of building.
Lighting associated with shop signage to from of building - details to be confirmed.

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:

Toxteth Food Central Design and Access Statement
PL01 - Location Plan
PL02 - Existing Site Plan
PL03 - Proposed Site Plan
PL04 - Proposed Ground Floor Plan
PL05 - Proposed Mezzanine Level Plan
PL06 - Roof Plan
PL07 - Proposed Elevations (1of2)
PL08 - Proposed Elevations (2 of 2)
PL09 - Proposed Sections
PL10 - Site Elevation and Section

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	0	2	2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
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):

See drawing 926_PL03.
Connection to be made at boundary of site near Luke Street entrance to existing manhole.

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 land

Is the site currently vacant? ☒ Yes ☐ No

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

Land previously used as domestic garages

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

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 design, demolition and 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)
A1	Shops Net Tradable Area	0.0	0.0	30.0	30.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	40.0	40.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	38.4	38.4
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	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	70.0	70.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		0.0	0.0	178.4	178.4

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
-----------	--------------	--	---	----------------------

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	5	3	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) 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	
A1	<input type="text" value="08:00:00"/>	<input type="text" value="19:00:00"/>	<input type="text" value="08:00:00"/>	<input type="text" value="19:00:00"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>
A3	<input type="text" value="08:00:00"/>	<input type="text" value="19:00:00"/>	<input type="text" value="08:00:00"/>	<input type="text" value="19:00:00"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>
B1A	<input type="text" value="08:00:00"/>	<input type="text" value="18:00:00"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>
D1	<input type="text" value="08:00:00"/>	<input type="text" value="19:00:00"/>	<input type="text" value="08:00:00"/>	<input type="text" value="19:00:00"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>

21. Site Area

What is the site area?

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:

- Growing of vegetables and plants as part of training programme for use in cookery courses and for consumption in the cafe. Domestic/ market garden scale gardening equipment used in this.
- Preparing food in cooker courses in training space and in the cafe. Small scale professional kitchen facilities with appropriate level of extract ventilation (as discussed prior to submission of application with Liverpool City Council Environmental Health team).

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

If Other has been selected, please provide:

Contact name:

Title: First name: Surname:

Telephone number:

Country code: National number: Extension number:

Email Address:

25. Certificates (Certificate B)

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

25. Certificates (Certificate B - continued)

Owner/Agricultural Tenant					Date notice served		
Name	Nick Flanagan, Head of Property & Asset Management Services				<div>25/02/2015</div>		
Number:		Suffix:		House name:			Municipal Buildings
Street:	Dale Street						
Locality:							
Town:	Liverpool						
Postcode:	L2 2DH						
Title:	Ms	First name:	Marianne		Surname:	Heaslip	
Person role:	Agent		Declaration date:	25/02/2015		<input checked="" type="checkbox"/> 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. 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

25/02/2015