



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:	Ian	Surname:	Webster		
Company name:	Merseyside Police						
Street address:	Merseyside Police			Country Code	National Number	Extension Number	
	Canning Place			Telephone number:			
	Liverpool			Mobile number:			
Town/City:	Liverpool			Fax number:			
County:	Merseyside			Email address:			
Country:	United Kingdom						
Postcode:	L1 8JX						
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:	Seebacher		
Company name:	Ryder Architecture						
Street address:	Cooper's Studios			Country Code	National Number	Extension Number	
	14-18 Westgate Road			Telephone number:			
				Mobile number:			
Town/City:	Newcastle upon Tyne			Fax number:			
County:	Tyne and Wear			Email address:			
Country:	United Kingdom						
Postcode:	NE1 3NN			jseebacher@ryderarchitecture.com			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Three storey office development with 2no single storey associated ancillary buildings and gatehouse. All with associated landscaping and car parking with access from Leeward Drive.

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"/>		
	<input type="text"/>		
Town/City:	<input type="text"/>		
County:	<input type="text"/>		
Postcode:	<input type="text"/>		

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

Easting:	<input type="text"/>
Northing:	<input type="text"/>

Description:

Vacant plot within Estuary Business Park

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"/>	First name: <input type="text"/>	Surname: <input type="text"/>
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Reference:

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

Details of the pre-application advice received:

No formal pre application has taken place however the team have met to discuss the proposals with Stuart Clark. Please refer to Design and Access statement for meeting minutes.

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)

Refer to landscape masterplan - OCC-BDP-00-00-DR-L-1001and landscape GA drawing - OCC-BDP-00-00-DR-L-2003

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:

Refer to landscape architects drawings and Merseyside Police waste management plan.

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

If Yes, please provide details:

Refer to landscape architects drawings and Merseyside Police waste management plan.

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):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Pre-Cast Concrete acid etched panels created from proprietary former system. Trapezoidal cladding system with welded corner junctions to ancillary blocks. Double glazed capless solar controlled glazing system (flush appearance) spanning floor to floor.
Units to be 1500mm wide with integral glazed look-a-like panels, anodised fins and integral solid anodised panels.
Glazing to units to be fritted.

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Liquid applied inverted roofs with insulation and ballast on concrete roof slab. Single ply membrane on metal tray built up system laid to falls to Atrium and areas of Ancillary buildings. Standing seam roof to ancillary blocks.

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Integral to glazing system above.

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Full height double glazed doors, full height anodised metal doors, full height louvered doors to plant areas and back of house areas.

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

2.4m high black weld mesh fence to site boundary. Vehicle barriers around gatehouse and site access / egress routes. Gabion walls to screen areas of car parking within site. Low level gabions near entrance area.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Black Tarmac with feature kerbs and block permeable paving.

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

LED luminaires mounted on 4-6m height columns throughout car parking areas. Ambient recessed lighting to the areas underneath soffits and building overhangs. Ambient recessed lighting to building parapet. Low level lighting bollards and tree uplighting to entrance area and main pedestrian routes leading to entrances.

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:

- Please refer to the following:
- Ryder Design and Access statement
 - RYD 00 ZZ DR A 0000 Site Location Plan
 - RYD 00 ZZ DR A 0001 Existing Site Plan
 - RYD 00 ZZ DR A 2000 Proposed Site Plans
 - RYD 00 00 DR A 3000 GA Floor Plans Level 00 & Ancillary Blocks
 - RYD 00 01 DR A 3001 GA Floor Plans Level 01
 - RYD 00 02 DR A 3002 GA Floor Plans Level 02
 - RYD 00 RZ DR A 3003 GA Floor Plans Roof Plan – includes flue and ventilation extraction details
 - RYD 03 ZZ DR A 3004 Security Gatehouse
 - RYD 00 ZZ VS A 1700 Perspectives and Visuals
 - RYD 00 ZZ DR A 3600 Proposed GA Elevations
 - RYD 01 ZZ DR A 3601 GA Elevations Ancillary – includes flue and ventilation extraction details
 - RYD 00 ZZ DR A 3900 Detailed Elevation / Section
 - RYD 00 ZZ DR A 3901 Detailed Elevation / Section
 - RYD 00 ZZ DR A 3902 Detailed Elevation / Section
 - RYD 00 ZZ DR A 3903 Detailed Elevation / Section
 - RYD 00 ZZ DR A 1701 External CGI
 - RYD 00 ZZ DR A 5200 Site Signage
 - OCC-BDP-00-00-DR-L-1001Landscape Masterplan
 - OCC-BDP-00-00-DR-L-1002 Planting Strategy Plan
 - OCC-BDP-00-00-DR-L-1003 Tree Retention Plan / Removal
 - OCC-BDP-00-00-DR-L-1004 Proposed Levels / Contours
 - OCC-BDP-00-00-DR-L-2001 General Arrangement (1 of 4)
 - OCC-BDP-00-00-DR-L-2002 General Arrangement (2 of 4)
 - OCC-BDP-00-00-DR-L-2003 General Arrangement (3 of 4)
 - OCC-BDP-00-00-DR-L-2004 General Arrangement (4 of 4)
 - OCC-BDP-00-00-DR-L-4001 Landscape Sections (1 of 3)
 - OCC-BDP-00-00-DR-L-4002 Landscape Sections (2 of 3)
 - OCC-BDP-00-00-DR-L-4003 Landscape Sections (3 of 3)

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	556	556
Light goods vehicles/public carrier vehicles	0	58	58
Motorcycles	0	44	44
Disability spaces	0	18	18
Cycle spaces	0	32	32
Other (e.g. Bus)	0	16	16
Short description of Other	12 operational (trailers, HGV) and 4 delivery.		

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):

Please refer to flood risk assessment.

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 plot in Estuary Business Park.

Is the site currently vacant?

☒ Yes ☐ No

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

Part of Speke Airport complex

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

01/03/1986

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

18. All Types of Development: Non-residential Floorspace (continued)

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	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	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	13,350	13,350
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	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		0.0	0.0	13,350	13,350

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
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	1,220
Proposed employees	0	0	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	
B1A	00:00:00	23:59:00	00:00:00	23:59:00	00:00:00	23:59:00	<input type="checkbox"/>

21. Site Area

What is the site area? hectares

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:

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 B)

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

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.

Owner/Agricultural Tenant					Date notice served	
Name	Homes and Communities Agency Legal Services				<div>14/07/2015</div>	
Number:		Suffix:		House name:		Central Business Exch
Street:	406 - 412 Midsummer Boulevard					
Locality:						
Town:	Milton Keynes					
Postcode:	MK9 2EA					
Name	Catherine Holmes Homes and Communities Agency					<div>14/07/2015</div>
Number:	110	Suffix:		House name:		
Street:	Birchwood Boulevard					
Locality:	Warrington					
Town:	Cheshire					
Postcode:	WA3 7QH					
Title:	Mr	First name:	Jonathan		Surname:	
Person role:	Applicant		Declaration date:	14/07/2015		<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 16/07/2015