



The City of Liverpool

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

## Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building. 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:	Pat	Surname:	Power		
Company name:	Stanley Dock Properties Ltd.						
Street address:	6 New Street Square			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City:	London			Fax number:			
County:				Email address:			
Country:	United Kingdom						
Postcode:	EC4A 3LX						
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:	Tim	Surname:	Darmody		
Company name:	Darmody Architecture						
Street address:	91 Townsend Street			Telephone number:	Country Code	National Number	Extension Number
					353	1 672 9907	
				Mobile number:			
Town/City:	Dublin			Fax number:			
County:				Email address:			
Country:	Ireland						
Postcode:	D2				tim@darmodyarchitecture.com		

### 3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Proposed material alteration and material change of use of the existing grade II listed Tobacco Warehouse. The proposals consist of the provision 538no. (Class C3) Residential apartment units typically two storey dual aspect from first to twelfth floor level and a new thirteenth floor level of single storey penthouse apartment units; 1,750sqm Public exhibition (D1) space and 4,175sqm Office (B1) space as change of use at ground floor level; and a 189no. space car park to the existing basement level. The proposed works involve the removal of the existing fabric to create three new interior courtyards from ground level up, these new courtyards provide light wells for the proposed residential units; and the partial demolition of the existing roof structure to facilitate the provision of the new thirteenth floor level with penthouse apartment units while retaining the existing south-east corner as an exclusion zone for the existing falcon habitat. Access & site works to include the refurbishment of the existing entrance gates, off both Great Howard Street and Regent Road, and the new vehicular exit onto Saltney Street.

Has the development or work(s) 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" value="Stanley Dock"/>		
Street address:	<input type="text" value="Regent Road"/>		
	<input type="text" value="Stanley Dock"/>		
Town/City:	<input type="text" value="Liverpool"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="L3 0AN"/>		

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

Easting:	<input type="text" value="333725"/>
Northing:	<input type="text" value="392150"/>

Description:

Tobacco Warehouse, at Stanley Dock

#### 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="Jon"/>	Surname: <input type="text" value="Woodward"/>
Reference:	<input type="text" value="N/A"/>	
Date (DD/MM/YYYY): <input type="text" value="29/01/2015"/>	(Must be pre-application submission)	

Details of the pre-application advice received:

- Jon Woodward advised that a new Planning Application would be required to permit circa 500 residential units.
- Removal of existing roof accepted generally if the benefits can be demonstrated. An area for the protected birds should be retained.
- The bats and bird report should be addressed.
- Address the parking shortfall with an appropriate traffic statement.
- On grant of Planning Application the client should withdraw the previous 2011 Planning Application formally.
- The project team should address and demonstrate any window proposals with clear drawing examples in the planning application.

#### 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)

New vehicular exit will be provided to the southern boundary wall of Stanley Dock to Saltney Street (to ensure safe exit of vehicular traffic from the site). Please refer to attached documents and drawings for further information.

#### 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:

The existing basement has been planned to accommodate a series of waste storage facilities with appropriate access for transportation from site.

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

If Yes, please provide details:

The existing basement has been planned to accommodate a series of recyclable waste storage facilities with appropriate access for transportation from site.

#### 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. Demolition

Does the proposal include total or partial demolition of a listed building?

☒ Yes☐ No

Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes☒ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes☒ No

c) Demolition of a part of the listed building

☒ Yes☐ No

What is the total volume of the listed building?

457140.00

000000

m<sup>3</sup>

What is the volume of the part to be demolished?

109356.00

000000

m<sup>3</sup>

What was the date (approximately) of the erection of the part to be removed?

Month: Year: 

1900

(Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Structure for demolition to include structural cast iron columns & associated fabric and all passenger and part of goods lifts, tobacco hoists & associated machinery; replacement of cast-iron windows; modification of the floor structure to facilitate double height spaces to the residential units; removal of a number of internal fire doors and exterior rolling doors & historic window openings at ground level (fronting Pneumonia Alley); part replacement of the existing roof structure to allow for the construction of new thirteenth floor level penthouse residential units; re-cladding of retained structure to achieve acceptable fire rating; removal of fire escapes from north façade, & all platforms and cables on northern and southern elevations.

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

The proposed demolitions are necessary to allow for the provision of 3no. new interior courtyards to the central core of the building while also allowing a light wells for dual aspect residential units. Proposed demolitions of parts of secondary beams and floor plates to residential units allows for double height spaces to relieve the constraint of the existing low floor to ceiling heights. The poor condition of existing windows means they will need replacing with modern equivalents and additional window opes are proposed for the east and west elevations to the residential units.

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes☐ No

If Yes, will there be works to the interior of the building?

☒ Yes☐ No

Will there be works to the exterior of the building?

☒ Yes☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Please refer to the attached documentation which outlines the area of works to be altered by way of drawings, photographs, etc.

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know☐ Grade I☐ Grade II\*☒ Grade II

Is it an ecclesiastical building?

☐ Don't know☐ Yes☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes☒ No

13. 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	189	189
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	8	8
Disability spaces	0	0	0
Cycle spaces	0	617	617
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

14. Materials (continued)

External walls - add description

Description of *existing* materials and finishes:

Brickwork - two tone (blue and red) with terracotta dressings to windows and red brick banding

Description of *proposed* materials and finishes:

Existing brickwork to be reinstated/cleaned and repaired where necessary to match existing

Roof covering- add description

Description of *existing* materials and finishes:

Slate or fibre cement on steel 'angle-iron' roof trusses, and sawtooth roof structures

Description of *proposed* materials and finishes:

Part replacement of existing roof structure to allow for the construction of new thirteenth floor level penthouse apartments units with lightweight roof construction consisting of selected bitumen type/pebbled ballast finished flat roofs, and metal clad lean-to roofs with clerestorey lights. The existing South-east corner is to be retained as an exclusion zone for the existing falcon habitat and made good as necessary.

Windows - add description

Description of *existing* materials and finishes:

Metal single glazed windows with glazing bars

Description of *proposed* materials and finishes:

Existing windows retained and refurbished where possible otherwise new metal frame double glazed windows to be instated - Refer to attached documents, drawings and reports.

External doors - add description

Description of *existing* materials and finishes:

Large sliding and folding doors of wood and metal construction

Description of *proposed* materials and finishes:

Existing iron sliding door refurbished and retained. New metal framed double glazed doors.

Ceilings - add description

Description of *existing* materials and finishes:

Existing exposed ribbed concrete structural slab structure with painted finish

Description of *proposed* materials and finishes:

Fire protection to exposed steelwork. Part insulated plasterboard finish to proposed ceilings with fireproofing to retained beams and exposed existing columns in part.

Internal walls - add description

Description of *existing* materials and finishes:

Brickwork walls and fireproofed cast iron columns

Description of *proposed* materials and finishes:

Lightweight acoustic party walls in part

Floors - add description

Description of *existing* materials and finishes:

Concrete finish

Description of *proposed* materials and finishes:

Selected decorative floor finish on existing concrete floor

Internal doors - add description

Description of *existing* materials and finishes:

Metal doors

Description of *proposed* materials and finishes:

Existing internal fire doors to be replaced by timber solid core acoustic fire doors

Rainwater goods - add description

Description of *existing* materials and finishes:

Cast iron rainwater goods

Description of *proposed* materials and finishes:

Existing rainwater goods to be retained, repaired and replaced where possible

Boundary treatments - add description

Description of *existing* materials and finishes:

Brickwork boundary walls with 2no. sets of listed granite piers

Description of *proposed* materials and finishes:

Minimal intervention into southern boundary wall fabric to provide safe vehicular exit onto Saltney Street from the site. New gate design to draw on historic precedents. Restoration of appearance and setting of existing gate piers, and refurbishment of existing entrance gates, off both Great Howard Street and Regent Road.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Stone setts predominantly with railway track in Pneumonia alley

Description of *proposed* materials and finishes:

Existing stone setts to be restored and tarmac and encroaching grass to be removed from same. Railway track to be retained. New reconstituted York stone to dockside surface. New stainless steel bollards to vehicular access. Quay wall well cleaned & refurbished.

14. Materials (continued)

Lighting - add description

Description of *existing* materials and finishes:

No period lighting exists

Description of *proposed* materials and finishes:

Amenity lighting to allow safe navigation of the site is to be developed. Low level standards and up-lighting of architectural features are proposed. Architectural lighting of the warehouse to show it to its best advantage at night will also be developed.

Others - add description

Other Interior Courtyard Facades

Description of *existing* materials and finishes:

Not existing

Description of *proposed* materials and finishes:

Glazed curtain wall system to ground floor office and exhibition spaces; and bi-folding glazed walls with fixed outer privacy screens and guard rails to courtyard elevations of new residential apartment units

Are you supplying additional information on submitted drawings or plans? ☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

Please refer to the attached documentation, photographs and drawings

15. 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):

Note: The existing building services are connected to the existing foul sewage system

16. 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

17. 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

18. Existing Use

Please describe the current use of the site:

The site is not currently in use, other than for the carrying out of structural investigations and maintenance works as required.

Is the site currently vacant? ☒ Yes ☐ No

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

Heritage Markets, Film sets

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

18/12/2011

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

19. 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'.

20. Trade Effluent

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

21. 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
Houses					
Flats/Maisonettes	2	415	109	12	
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 

538

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 

0

Overall Residential Unit Totals

Total proposed residential units	538
Total existing residential units	0

22. 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	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	4175.0	4175.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0

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

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	154,350	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	1750.0	1750.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	154,350	0.0	5925.0	5925.0

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
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23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	10	12
Proposed employees	900	0	900

24. 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							<input checked="" type="checkbox"/>
D1							<input checked="" type="checkbox"/>

25. Site Area

What is the site area?  hectares

26. 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

27. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

28. 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

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A  
Certificate under Article 14 – Town and Country Planning (Development Management Procedure) (England)  
Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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, 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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Pat"/>	Surname:	<input type="text" value="Power"/>
Person role:	<input type="text" value="Applicant"/>	Declaration date:	<input type="text" value="10/07/2015"/>	<input checked="" type="checkbox"/>	Declaration made

30. 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.

<input checked="" type="checkbox"/>	Date	<input type="text" value="10/07/2015"/>
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