



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:	Graham	Surname:	Clarke	
Company name	JACARANDA DEVELOPMENTS LTD					
Street address:	21-23 Slater Street			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City	Liverpool			Fax number:		
County:	Merseyside			Email address:		
Country:	United Kingdom					
Postcode:	L1 4BW					
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:	Miss	First Name:	Stefania	Surname:	Maragkou	
Company name:	Blok Architecture Ltd					
Street address:	Blok Architecture Ltd			Country Code	National Number	Extension Number
	Second Floor			Telephone number:		
	Edward Pavilion			Mobile number:		
Town/City	Liverpool			Fax number:		
County:	Merseyside (Met County)			Email address:		
Country:	United Kingdom					
Postcode:	L3 4AF				stefania@blokarchitecture.co.uk	

3. Description of the Proposal

Please describe the proposed development including any change of use:

To convert and extent the premises to provide 30 no. apartments.

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:

Suffix:

House name:

Park Court

Street address:

Park Street

Town/City:

Liverpool

County:

Liverpool

Postcode:

L8 6QH

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

Easting:

335619

Northing:

388242

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:

Mr

First name:

JON

Surname:

WOODWARD

Reference:

Date (DD/MM/YYYY):

(Must be pre-application submission)

Details of the pre-application advice received:

The main comments and observations from the pre-application repost can be summarised as follows:
-It was noted that the scale of the proposed building is appropriate to this site, given the spaces around the building, the width of Park Street and the scale of recent developments along the Park Road.
-Concerns were raised regarding for the window openings in the gable ends of the cruciform building overlooking residences along Park Street, Upper Essex Street and St John's youth center.
-The proposed plan layout is considered acceptable ,in relation to overlooking and privacy issues across the internal corners of the building.
-It was recommended the use of a contrasting material for the extension of the building.
-The boundary edges need upgrading, with an appropriate style for residential development.
-There is unrestricted on street parking available in Park Street, Upper Essex Street and Steble Street which would have to accommodate any additional parking demand exceeding the 13 parking spaces that are provided within the plot.
-Provision of secure cycle storage at the rate one space per residential unit should be provided.
-The development comprises of 30 units ,two of which units should be accessible to mobility impaired wheelchair users.
-Adequate storage for refuse/ recycling.

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

If Yes, please provide details:

The development will have sufficient and secured space for waste storage.
4 no bulk bins of 1100lt each plus 2 no bulk bins of 1000lt for recycling.

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

☒ Yes

☐ No

If Yes, please provide details:

2 no bulk bins 1100lt for recycling will be provided.

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:

-Existing buff facing brickwork.

Description of *proposed* materials and finishes:

- Existing facing brickwork retained where possible.
- Contrasting facing brickwork along the ground floor.
- Fibre Cement Cladding Panel/or Render to extension.
- Metal balconies with glass balustrading.

Roof - description:

Description of *existing* materials and finishes:

-Partially demolished flat roof

Description of *proposed* materials and finishes:

-Single ply roofing membrane system (or similar) over flat roof.

Windows - description:

Description of *existing* materials and finishes:

White UPVC windows

Description of *proposed* materials and finishes:

The windows will be replaced with aluminium framed double glazing.

Doors - description:

Description of *existing* materials and finishes:

Existing UPVC doors

Description of *proposed* materials and finishes:

Aluminium framed main entrance doors.

Boundary treatments - description:

Description of *existing* materials and finishes:

- Existing buff facing brickwork boundary wall at the corner of Steble Street and Upper Essex Street
- Metal fencing

Description of *proposed* materials and finishes:

- Retain the buff facing brickwork boundary wall at the corner of Steble Street and Upper Essex Street
- Timber and brickwork fencing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Existing concrete hard standing

Description of *proposed* materials and finishes:

Existing concrete hard standing renewed.

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

PL(00) 008,PL(00)009,PL(00)200,PL(00)201

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	12	12
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	1	1
Cycle spaces	0	32	32
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. 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 former care home.

Is the site currently vacant? ☒ Yes ☐ No

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

Former Residential care Home.

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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	12	14	4		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

30

Overall Residential Unit Totals

Total proposed residential units	30
Total existing residential units	0

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios	0				
Unknown					

Existing Market Housing Total

0

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

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	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 Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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21. Site Area

What is the site area?

1,400

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:

N/A

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 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:

Miss

First name:

STEFANIA

Surname:

MARAGKOU

Person role:

Agent

Declaration date:

01/02/2016

☒

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

01/02/2016