

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:	Taskers DPF	First Name:		Surname:	Taskers
Company name:	Taskers DPF				
Street address:	Taskers Plc				
	Unit A		Telephone number:		
	Liver Industrial Estate		Mobile number:		
Town/City:	LIVERPOOL		Fax number:		
Country:			Email address:		
Postcode:	L9 7ES				
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:		First Name:	dv	Surname:	architects
Company name:	DV Architects				
Street address:	Unit 4				
	Botanic Estate		Telephone number:	01512284666	
	198 Edge Lane		Mobile number:		
Town/City:	Liverpool		Fax number:		
Country:			Email address:		
Postcode:	L7 9PL		admin@dvarchitects.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

With the opening of the new Hunts Cross store Taskers services requirements have changed. The Aintree site serves as the service, storage and administrative hub for the Taskers collective albeit across a range of Units on the Liver Industrial Estate.

The growth of the stores has inevitably led to the growth of the support services and facilities. Therefore Taskers would like to develop their Aintree sites in line with the demands and requirements of the Taskers family of buildings.

Taskers are in ownership of the existing Storage Unit which is partitioned and houses redundant offices. They would like to see this Unit extended and

3. Description of the Proposal

refurbish and extend the offices creating a more cohesive and streamlined facility.

The above should lead to articulation of the site between staff, public and commercial.

As part of the development Taskers would look to offer a Click and Collect point for the general public to attend and take larger items direct from the warehouse – purchases / transactions would be made via the Aintree, Wavertree or Hunts Cross stores.

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:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

Hello Lynn

I refer to the email below.

Given that the proposal is not for retail use I would consider the following documents would be required

- Existing plans and elevations
- Proposed plans and elevations
- Design and Access statement
- Planning Statement
- Transport Statement including MASA.

There is further guidance on validation requirements on the Planning pages of the Councils website but I trust this assists. Should you wish for formal comments on the scheme, you would need to submit a formal pre-application query for which charges now apply.

Regards

John Hayes

5. Pre-application Advice

Planning

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:

Please see attached drawing 1422 PL 0130 – PROPOSED WASTE PLAN

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

☒ Yes ☐ No

If Yes, please provide details:

TASKERS LTD PROVIDE PRIVATE CONTRACTED WASTE COLLECTION AND SEPARATION MANAGERS AND HAVE IN HOUSE PROCEDURES FOR THE COLLECTION OF AND RECYCLING OF WASTE.

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):

Boundary Treatments - description:

Description of *existing* materials and finishes:

Mixture of palisade and paladin fencing in galvanised and pc finishes.

Description of *proposed* materials and finishes:

New 3.0m black paladin fence.

Doors - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

New security alloy doors. RAL 7021

Lighting - description:

Description of *existing* materials and finishes:

Existing

Description of *proposed* materials and finishes:

n/a

Planning Portal Reference : PP-05107195

9. Materials

Roof - description:

Description of *existing* materials and finishes:

Profiled sheet roof

Description of *proposed* materials and finishes:

New insulated clad roofing - similar colour.

Vehicle Access - description:

Description of *existing* materials and finishes:

Concrete hardstanding

Description of *proposed* materials and finishes:

Retained new demarcation.

Walls - description:

Description of *existing* materials and finishes:

Existing red brick corners and pillars, generally taken to a height of 2.2m. Infill panels of grey profile sheeting complete the elevation.

Description of *proposed* materials and finishes:

Red brick plinth to 225mm. Dark cladding exclusively to the extension with mid band of silver cladding. Existing infill grey panels to be removed and replaced with dark cladding.

Windows - description:

Description of *existing* materials and finishes:

White single pane timber.

Description of *proposed* materials and finishes:

Alloy Ral 7021 or similar DG units.

OTHER - description:

Type of other material:

Down pipes

Description of *existing* materials and finishes:

Black painted

Description of *proposed* materials and finishes:

Glavanised circular DP. Secret gutters.

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:

1422 PL 0001 – SITE LOCATION PLAN
1422 PL 0010 – EXISTING SITE GA PLAN
1422 PL 0050 – EXISTING GF AND MEZZANINE PLAN
1422 PL 0060 – EXISTING ELEVATIONS
1422 PL 0100 – PROPOSED SITE PLAN
1422 PL 0101 – PROPOSED GF GA AND MEZZANINE PLAN
1422 PL 0200 – PROPOSED ELEVATIONS
1422 PL 0300 – PROPOSED SECTIONS
1422 PL 1500 – PROPOSED C+C VIEWS
1422 PL 1501 – PROPOSED STAFF ACCESS VIEW

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	45	45	0
Light goods vehicles / public carrier vehicles	3	3	0

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

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):

Toilets retained in existing location no additional offsite connections envisaged.

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?

<input checked="" type="checkbox"/> Sustainable drainage system	<input checked="" type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> 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:

The subject site is currently used for housing stock that is distributed on a daily basis to the various Taskers outlets – Aintree, Wavertree and Hunts Cross and further afield in the North West region.

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

14. Existing Use

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
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

17. Residential Units

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

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)
B8 - Storage or distribution	2,849	0	2,440	2,440
Total	2,849	0	2,440	2,440

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	60		60
Proposed employees	10		70

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	
B8	<input type="text" value="07:00:00"/>	<input type="text" value="20:00:00"/>	<input type="text" value="07:00:00"/>	<input type="text" value="20:00:00"/>	<input type="text" value="10:00:00"/>	<input type="text" value="18:00:00"/>	<input type="checkbox"/>

21. Site Area

What is the site area?

9,147.00

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:

HGV Access loading and unloading.

Car attendances at ancillary function 'Click and Collect'

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

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:

Mr

First name:

DV

Surname:

ARCHITECTS

Person role:

AGENT

Declaration date:

03/05/2016



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

03/05/2016