

Your ref  
Our ref  
File ref 262812-00

# ARUP

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Liverpool City Council  
Planning Department  
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L3 1DS  
18 November 2019

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United Kingdom  
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Dear Peter

**Plot C02 (18F/3247) – Central Docks, Liverpool Waters  
Full Planning Application**

On behalf of Romal Capital, I am pleased to submit the revised full planning application for:

*Full planning consent for residential development of up to 538 units (Use Class C3) and ground floor commercial space (Use Classes A1, A3 or A4) with associated partial dock infill of West Waterloo Dock, access, parking, servicing, soft and hard landscaping and public open space including a floating timber jetty and dockside walkway.*

Subject to recent conversations between the design team and Liverpool City Council, I can confirm the revised application for Plot C02 (18F/3247) has been submitted today. The team have amended the design of the proposed scheme based on conversations with LCC and internally which has resulted in a development of lower height to the original (a maximum of 32.4m compared to 48m) and of fewer apartments (538 1-, 2- and 3-bedroom units compared to 646 units).

The team feels the new proposal and its orientation is much more in keeping with the historic environment and the enhanced public realm and connectivity through the development brings about public benefits that will hopefully act as a catalyst for further development within Central Docks, allowing this area of derelict dockland to be brought back into public use.

I would be grateful if your planning admin team could ensure all drawings and plans from the original 2018 submission are removed from LCC's planning system and replaced with the revised material.

I enclose a complete, updated hard copy package of drawings and supporting documentation for your review.

The application consists of:

- Application form and certificates;
- Consultation Statement;
- Cover Letter;
- Drawings package;
- Design and Access Statement (Parts 1-3 within electronic version);
- Dock Infill Methodology;
- Drainage Strategy;
- Environmental Statement: Volume I Main Text, consisting of technical chapters include:
  - Transport and Access;

- Air Quality;
- Noise and Vibration;
- Townscape and Visual Impact;
- Cultural Heritage and Archaeology;
- Ground Conditions and Contamination;
- Dock Infill Methodology;
- Flood Risk and Drainage;
- Wind;
- Daylight and Sunlight;
- Terrestrial Ecology;
- Marine Ecology; and
- Summary of Effects and Mitigation.
- Environmental Statement: Volume II Appendices and Figures (Parts 1-12 within electronic version);
- Environmental Statement: Volume III Non-Technical Summary;
- Flood Risk Assessment;
- Health and Wellbeing Statement;
- Heritage Impact Assessment (Parts 1-5 within electronic version);
- Liverpool Waters Conformity Statement;
- Landscape Statement;
- Marine Ecology Report;
- Preliminary Ecological Appraisal;
- Planning Statement;
- Phase 1 and 2 Ground Investigation Report (Parts 1-3 within electronic version);
- Shadow Habitat Regulations Assessment;
- Transport Assessment;
- Travel Plan; and
- Viability Report.

I would be grateful to receive your confirmation that the application has replaced the previous submission and all files have been uploaded onto the Council's planning system from today.

Yours sincerely



Ian Ford  
Senior Town Planner  
Enc.