

SUBMITTED VIA PLANNING PORTAL

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15th June 2015

Dear Sir/Madam,

**4-14 OLDHAM STREET, LIVERPOOL, L1 2SU
APPLICATION FOR PRIOR NOTIFICATION OF DEMOLITION
UNITE GROUP PLC.**

I write on behalf of my client, UNITE Group Plc, to submit an application for prior notification of the proposed demolition of the dilapidated BCP car park currently laying vacant on land at 4-14 Oldham Street. This notification is submitted in accordance with the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 31.

The site

The site lies within the Eastern area of Liverpool City Centre and is part of a collective of sites that fall within the Oldham Street Area boundary, an area identified as being in need of regeneration

The development site covers Nos. 4-14 Oldham Street which comprises a BCP Multi-storey car park and 19-33 Leece Street, a cleared site with small frontage along Leece Street. Built development at 4-14 Oldham Street is between 2-4 storeys high and accommodates up to 325 car parking spaces. The condition of the site is considered to be poor and makes a negative contribution to the urban fabric in the immediate setting. The appearance of the building holds low townscape value and predominantly features red facing brickwork.

The site is bounded by Leece Street, Back Renshaw Street and Oldham Street. Surrounding the site is predominantly mixed use in character, comprising offices, retail services, leisure uses and residential developments. Further to this there are a number of recognised heritage assets in close proximity to the site including the Duke Street Conservation Area which bounds Leece Street and Rodney Street Conservation Area to the East. The site itself falls within the World heritage Site Buffer Zone

Proposed Demolition

The site currently occupies a multi-storey car park with 4 levels (basement, lower ground, upper ground and 1st floor (roof). There is a large change in level from west to east of approximately two storeys. Access for vehicles is provided by a central ramp. All built form is to be demolished.

Demolition Method Statement

In support of the prior notification application a Structural Assessment has been submitted for the proposed demolition and associated works at Tara House, Oldham Street Liverpool.

The Structural Assessment concludes the perimeter structure to the Roscoe Street elevation has deteriorated significantly and now has a very limited residual life. Whilst collapse of the building in the near future is low to medium, the consequences of such a collapse are deemed significant enough to warrant early demolition of the building on health and safety grounds.

You should note that Liverpool City Council have 28 days in which to respond to this notification. Should no response be received before the end of 28 days, it will be assumed that Liverpool City Council has no further comment and that demolition works can commence.

I trust that the above and submitted information is self-explanatory and I await validation of the application. The required application fee of £80 has been paid under separate cover.

If however you should have any questions please do not hesitate to contact me or Matthew Roe.

Yours faithfully,



James Dempster
Planner