

FAO John Hayes
Liverpool City Council
4th Floor
Cunard Building
Water Street
Liverpool
L3 1DS

Submitted via the Planning Portal ref. PP-08617133

2nd April 2020

Dear John,

THE PEOPLE'S PROJECT GOODISON PARK LEGACY PROJECT, LIVERPOOL

On behalf of Everton Stadium Development Limited (the 'Applicant'), CBRE Limited hereby applies to Liverpool City Council (LCC) for outline planning permission (with all matters reserved) for demolition of the existing stadium and associated facilities at Goodison Park, and redevelopment of the site for a mix of uses.

Everton is proposing to relocate from its current stadium at Goodison Park where it has played football since 1892. The proposed redevelopment of Goodison Park is part of the Club's redevelopment plans which are referred to as 'The People's Project' and comprise:

1. The development of a new 52,888 seated capacity stadium predominantly for football use (with the ability to host other events) with associated facilities and infrastructure at Bramley-Moore Dock (BMD), Liverpool; and
2. Demolition of the existing Goodison Park stadium (post relocation) and redevelopment of the site for a mixed-use development, including housing, commercial / community / retail use and open space, referred to as the 'Goodison Park Legacy Project' (GPLP).

This application relates to part 2 of The People's Project only.

THE SITE

The application site extends to 3.39 hectares and currently comprises the football stadium of Everton Football Club and associated facilities, including car parking, ticket sales, catering, hospitality areas, office space and food and beverage retail concessions. The site is located at National Grid Reference SJ 35897 93976.

The site is located within the County ward of North Liverpool, approximately 2.9km to the north-east of the proposed new stadium at BMD.

The existing stadium development is situated within a tight urban grain, surrounded by residential uses in the form of terraced housing.

The site is bound to the north by Gwladys Street and to the east by Bullens Road. The northern side of Gwladys Street comprises terraces which front onto the northern stand of the stadium (Gwladys Street stand). Gwladys Street Primary and Nursery School and the gable ends of terraced properties of Muriel Street and Diana Street abut Bullens Road, opposite the Bullens Road stand.

The southern site boundary is formed by Walton Lane (A580), beyond which lies the Grade II* Registered Stanley Park.

Goodison Road forms the western boundary, with rows of terraces on the western side of the road facing the Goodison Road Stand of the stadium.

The Church of St Luke the Evangelist is situated at the north-west corner of the site, at the intersection of Gwladys Street and Goodison Road. It is separated from the stadium to the south by Goodison Place, a small section of road which ends at the stadium.

DESCRIPTION OF DEVELOPMENT

The description of development is as follows:

Application for Outline Planning Permission for the demolition of existing buildings and redevelopment of the site for a mix of uses, comprising residential units (Use Class C3); residential institution (Use Class C2); shops (Use Class A1); financial & professional services (Use Class A2); food and drink use (Use Class A3); drinking establishments (Use Class A4); hot food takeaways (Use Class A5); business use (Use Class B1); non-residential institutions (Use Class D1); and open space, with associated access, servicing, parking and landscaping. All matters (Access, Appearance, Landscaping, Layout and Scale) are reserved for future determination.

PROPOSED USE

The following establishes the proposed accommodation schedule for the Goodison Park Legacy Project.

BLOCK	PROPOSED USE	MAX FLOORSPACE / DWELLINGS
Block A	Retail (A1) A2/A3/A4/A5	532 sq.m GEA 644 sq.m GEA
Block A	Residential (C3)	96 residential units
Block 1B	Non-Residential Institution (D1)	4,283 sq.m GEA
Block 2B	Retail (A1) Restaurants and cafés (A3)	552 sq.m GEA 635 sq.m GEA
Block 1C	Residential (C3)	15 residential units
Block 2C	Residential (C3)	41 residential units
Block 1D	Financial and professional services (A2) Business (B1)	188 sq.m GEA 3,160 sq.m GEA
Block 2D	Financial and professional services (A2) Business (B1)	205 sq.m GEA 1,602 sq.m GEA

BLOCK	PROPOSED USE	MAX FLOORSPACE / DWELLINGS
Block 1E	Residential (C3)	11 residential units
Block 2E	Residential (C3)	10 residential units
Block F	Non-Residential Institution (D1)	2,596 sq.m GEA
Block G	Residential Institution (C2)	5,863 sq.m GEA
Block H	Non-Residential Institution (D1)	3,119 sq.m GEA

In addition to the building blocks referenced above, the illustrative masterplan indicates a central area of open space, which is to be publicly accessible. There are also areas for landscaping throughout the masterplan area. The proposed development will also include access, servicing and parking. The details of the access and the layout, landscaping, scale and appearance of the proposed development will be determined through future Reserved Matters submissions.

APPLICATION SCOPE

The application proposal has been the subject of pre-application consultation with LCC and other relevant statutory consultees. The Applicant has conducted a full Environmental Impact Assessment (EIA) on a voluntary basis. The Environmental Statement (ES) forms part of this planning application and has been prepared under The Town and Country Planning (Environmental Impact Assessment) Regulations 2011. A request was made to LCC to advise on the nature of the information to be provided in the ES. The Scoping Request was submitted to the Council on the 15th May 2017. The response was received on the 7th July 2017.

The Council's validation list refers to the requirement for a Health and Well-Being Statement for residential schemes in excess of 100 units or commercial scheme in excess of 5,000 sq m. The impacts of the proposed development upon Human Health has been considered within the Environmental Statement (Volume 2) and therefore a separate Statement has not been prepared.

The application comprises the following drawings and technical reports:

REPORT TITLE	PREPARED BY
Planning application form and certificates inc. 'Residential/Dwelling Units – Supplementary information template'	CBRE Limited
This Covering Letter	CBRE Limited
Full suite of planning application drawings	Condy Lofthouse Architects
Planning Statement	CBRE Limited
Environmental Statement Volume 1: Non-Technical Summary	CBRE Limited
Environmental Statement Volume 2: Main Volume	Various
Environmental Statement Volume 3: Technical Appendices	Various
Design & Access Statement	Condy Lofthouse Architects
Statement of Community Engagement	Influential

Social Value Assessment	Real Worth
The Environmental Statement includes the following technical disciplines	
Transport	Mott MacDonald
Air Quality	WYG
Noise & Vibration	WYG
Daylight, Sunlight & Overshadowing	Anstey Horne
Townscape & Visual Impact	WYG
Built Heritage	KM Heritage
Ground Conditions & Contamination	WYG
Water Resources & Flood Risk	WYG
Archaeology	Oxford Archaeology North
Ecology	WYG
Socio-Economics	CBRE Limited

A full schedule of submitted drawings is appended to this cover letter for ease of reference.

PLANNING APPLICATION FORM

The following information should be noted alongside the application form submitted via the Planning Portal:

- **Question 6:** as requested by the Planning Portal, additional information regarding the number of residential units proposed is provided via the submitted 'Residential/Dwelling Units – Supplementary information template'. As this planning application is made in outline, the housing tenure, type and size (no. bedrooms) is not known at this stage.
- **Question 7:** The figure provided is the overall non-residential floorspace proposed. The accommodation schedule provided within the various application documents details the breakdown of proposed floorspace by use. Further information regarding existing and proposed floorspace can be provided if required.
- **Question 8:** Please refer to the submitted Economic Impact Assessment (ES Volume 3, Appendix 15.1) for details of the job creation anticipated as a result of the construction and operation of the proposed development.
- **Question 9:** As this planning application is made in outline, the hours of opening are not known at this stage.

APPLICATION REGISTRATION / VALIDATION

I trust that the information submitted is appropriate and enables the application to be registered and validated expeditiously.

The application fee has been paid via the Planning Portal (reference PP-08617133).

If there are any immediate queries then please do not hesitate to contact me in the first instance.

Yours sincerely

HELEN CLARKSON
SENIOR PLANNER
NATIONAL PLANNING

SCHEDULE OF SUBMITTED DRAWINGS

DRAWING NAME	DRAWING REFERENCE
Site Location Plan	17-087-100 Rev. P4
Existing Site Plan	17-087-102 Rev. P2
Demolitions Plan	17-087-106 Rev. P2
Existing Building Elevations 1	17-087-150 Rev. P3
Existing Building Elevations 2	17-087-152 Rev. P1
Existing Site Sections A-C	17-087-160 Rev. P3
Proposed Maximum Heights Plan	17-087-137 Rev. P6
Illustrative Masterplan — Ground Floor Plan	17-087-120 Rev. P8
Illustrative Masterplan — First Floor Plan	17-087-121 Rev. P7
Second Floor Plan	17-087-122 Rev. P5
Third Floor Plan	17-087-123 Rev. P3
Fourth Floor Plan	17-087-124 Rev. P3
Fifth Floor Plan	17-087-125 Rev. P3
Sixth Floor Plan	17-087-126 Rev. P4
Illustrative Masterplan — Roof Plan	17-087-135 Rev. P7
Access & Servicing Plan	17-087-139 Rev. P4
Illustrative Masterplan — Proposed End Users	17-087-201 Rev. P4
Illustrative Masterplan — Indicative Phasing Plan	17-087-200 Rev. P5
Illustrative Site Sections A-C	17-087-161 Rev. P3
Proposed Site Sections D-F	17-087-162 Rev. P3
Proposed Site Sections G-H	17-087-164 Rev. P2
Comparative Site Sections A-C	17-087-163 Rev. P3
Illustrative Elevations	17-087-151 Rev. P2
Gwladys Street — Block 1E	View 01
St Luke's Corner — Block 1D	View 02
St Luke's Colonnade — Block 1D	View 03
Block 1A & 2A	View 04
Block F	View 05
Garden	View 06
Play Street	View 07
Goodison Road — Block 1C & 1D	View 08
Garden	View 09
Block A	View 10
Block H	View 11
Block 1B	View 12
Aerial View	View 13