

7th November 2017

Liverpool City Council
Cunard Building
Water Street
Liverpool
L3 1DS

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING FOR THE DEMOLITION OF THE EXISTING BUILDINGS AND STRUCTURES AND
ERECTION OF A PART SEVEN, PART SIX STOREY RESIDENTIAL DEVELOPMENT COMPRISING 103
APARTMENTS (C3 USE), WITH ASSOCIATED ACCESS, SERVICING, PARKING AND LANDSCAPING.
CLEGG STREET, LIVERPOOL L5 3SP**

Please find enclosed a Full Planning Application for demolition of the existing buildings and structures and erection of a part seven, part six storey residential development comprising 103 apartments (C3 Use), with associated access, servicing, parking and landscaping. The application has been submitted on behalf of the applicant, Caro Developments, and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red; and
- A planning application fee of £25,144 (PP-06508914).

The application is also supported by a full suite of plans produced by scheme architects FCH. A Schedule of Plans is contained within the accompanying Design & Access Statement at the end of the document.

Our pre-application dialogue has enabled us to agree a full list of documents which accompany this applications. These include:

- Design and Access Statement, prepared by Falconer Chester Hall;
- Planning Statement (This document) prepared by Zerum Consult Ltd;
- Landscape Strategy, prepared by Layer;
- Transport Statement, prepared by Vectos;
- Framework Travel Plan, prepared by Vectos;
- Ground Conditions Report, prepared by Clancys;
- Surface Water Drainage Strategy, prepared by Clancys;
- Air Quality Assessment, prepared by Wardell Armstrong;
- Arboricultural Survey, prepared by DEP;

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- Daylight/Sunlight Assessment, prepared by GIA; and
- Noise Assessment, prepared by Wardell Armstrong.

Submission of the application follows a Pre-App meeting with John Hayes and Tom Edwards on 10th August 2017. This advice has informed the proposals presented in this application.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

I hope to hear from you in due course.

Kind regards,



Nikki Sills
Associate Director

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