

30th November 2017

Liverpool City Council
Cunard Building
Water Street
Liverpool
L3 1DS

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING FOR THE DEMOLITION OF THE EXISTING BUILDINGS AND ERECTION OF PART 11 /
PART 12 STOREY RESIDENTIAL DEVELOPMENT COMPRISING 217 RESIDENTIAL APARTMENTS (USE
CLASS C3), TWO COMMERCIAL UNITS (USE CLASSES A1, A2, A3 & A4), WITH ASSOCIATED
TERRACES, ACCESS, SERVICING, PARKING AND LANDSCAPING.
ST JAMES COURT, LIVERPOOL, L1 0DN**

Please find enclosed a Full Planning Application for demolition of existing buildings and erection of part 11 / part 12 storey residential development comprising 217 residential apartments (Use Class C3), two commercial units (Use Classes A1, A2, A3 & A4) with associated terraces, access, servicing, parking and landscaping. The application has been submitted on behalf of the applicant, Citipads Limited, and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red; and
- A planning application fee of £40,179 (PP-06569021).

The application is also supported by a full suite of plans produced by scheme architects FCH.

- P17-003-02-91-001 Existing Site Location Plan
- P17-003-02-91-002 Existing Site Plan
- P17-003-02-02-001 Proposed Site Plan
- P17-003-02-03-001_D Proposed Lower Ground Floor Plan
- P17-003-02-03-002_E Proposed Upper Ground Floor Plan
- P17-003-02-03-003_E Proposed 1st – 7th Floor Plan
- P17-003-02-03-004_F Proposed 8th Floor Plan
- P17-003-02-03-005_F Proposed 9th Floor Plan
- P17-003-02-03-006_F Proposed 10th Floor Plan
- P17-003-02-03-007 Proposed Roof Plan
- P17-003-02-05-001_D Proposed Greenland Street Elevation
- P17-003-02-05-002_B Proposed St James Street Elevation
- P17-003-02-05-003_C Proposed New Bird Street Elevation

- P17-003-02-05-004_C Proposed Gable End Elevation

In addition to the FCH Architect plans we also have supporting landscaping plans completed by DEP:

- 3614.01 Landscape Layout – Ground Floor
- 3614.02 Landscape Layout – Podium Level
- 3614.03 Landscape Layout – Roof Terraces

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

- Design and Access Statement, prepared by Falconer Chester Hall;
- Planning Statement, prepared by Zerum;
- Landscape Strategy, prepared by DEP;
- Transport Statement, prepared by Vectos;
- Framework Travel Plan, prepared by Vectos;
- Ground Conditions Report, prepared by Clancys;
- Drainage Strategy, prepared by Clancys;
- Air Quality Assessment, prepared by Smith Grant LLP;
- Heritage Statement, prepared by Garry Miller Historic Building Consultancy;
- Townscape and Visual Impact Assessment, prepared by Layer; and
- Noise Assessment, prepared by AEC.

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,



Mike Ralph
Partner

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Supporting Application Documents