

4th November 2015

Liverpool City Council,
Planning,
Municipal Building,
Dale Street,
Liverpool
L2 2DH

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION FOR THE ERECTION OF A PART 20, PART 12 STOREY MIXED USE
DEVELOPMENT COMPRISING 257 APARTMENTS (C3 USE), WITH ASSOCIATED RESIDENTS GYM AND
OUTDOOR SPA, GROUND FLOOR ENTREPRENEURIAL HUB (B1A USE) AND ASSOCIATED ACCESS,
SERVICING, BASEMENT PARKING AND LANDSCAPING.
LAND AT NORFOLK STREET/WATKINSON STREET/CHALONER STREET, LIVERPOOL.**

Please find enclosed a full Planning Application for the erection of a part 20, part 12 storey mixed use development comprising 257 apartments (C3 Use), with associated residents gym and outdoor spa, ground floor Entrepreneurial Hub (B1a Use) and associated access, servicing, basement parking and landscaping. The application has been submitted on behalf of the applicant, Equity Group Limited, and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red; and
- A planning application fee of £52,094 (PP-04605464).

The application is also supported by the following plans, produced by scheme architects FCH Architects:

- P15-024-02-02-001_ Site Location Plan
- P15-024-02-02-002 Block Plan
- P15-024-02-03-001_A Basement Floor Plan - Level 1
- P15-024-02-03-002_B Ground Floor Plan - Level 2
- P15-024-02-03-003_A Typical Upper Floor Plan - Levels 3-13
- P15-024-02-03-014_B Upper Floor Plan - Level 14
- P15-024-02-03-015_C Upper Floor Plan - Level 15
- P15-024-02-03-016_A Upper Floor Plan - Levels 16 -19
- P15-024-02-03-020_B Upper Floor Plan - Level 20
- P15-024-02-03-021_A Upper Floor Plan - Level 21
- P15-024-02-03-022_A Roof Plan
- P15-024-02-05-001_E Elevation 01
- P15-024-02-05-002_D Elevation 02

- P15-024-02-05-003_B Elevation 03
- P15-024-02-05-004_C Elevation 04
- P15-024-02-05-005_- Contextual Elevation 01
- P15-024-02-05-006_- Contextual Elevation 02
- S11294-T_1.0 TOPO
- S11294-U_1.0 Utilities Survey

And three plans produced by Landscape Projects:

- 463.001_C Ground Floor
- 463.002_A Terraces
- 463.200 Landscape Sections

The proposed development includes an Entrepreneurial Hub, a public place for entrepreneurs to socialise and meet, with accompanying external terrace. Also on the ground floor is the communal residential entrance lobby, with reception, post room, cycle stores and bin store below upper floor residential uses (C3 Use), as well as a car lift to take vehicles to the basement car park. In summary the proposal includes:

- 257 x C3 apartments;
- Underground car park (30 x car spaces and 3 x motorcycle spaces);
- Entrepreneurial Hub (563m² GIA)

The fee for the application has been calculated on the number of apartments (257) plus the proposed GEA of the Entrepreneurial Hub (597sqm) plus the area of the basement car park (1174sqm). This gives a planning fee of £52,094.

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

- Design & Access Statement (including Lifetime Homes Checklist) – prepared by FCH Architects;
- Planning Statement – prepared by Zerum;
- Landscaping Statement – prepared Landscape Projects;
- Heritage Impact Assessment – prepared by Garry Miller Historic Building Consultancy;
- Transport Statement (including Minimum accessibility statement) – prepared by DTPC;
- Framework Travel Plan – prepared by DTPC; and
- Noise assessment – prepared by AEC.

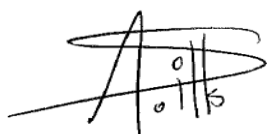
It was confirmed with Planning Officer Liz Blake prior to submission that a Ground Investigation Phase 1, Drainage and Utility Strategy, Preliminary Energy Report and an Air Quality Statement were not validation requirements.

Zerum Consult
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I trust the above 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 additional queries please do not hesitate to contact me. I hope to hear from you in due course.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Nikki Sills', with a large, sweeping flourish above the name.

Nikki Sills
Associate Director