

4 November 2016

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

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING APPLICATIONS

**ERSKINE STREET/HARPER STREET/PROSPECT STREET/MANFRED STREET/LOW HILL/PRESCOT STREET,
LIVERPOOL L6 1AL**

This letter accompanies two separate planning applications that are to be submitted and determined together.

Application A is for demolition of existing buildings and structures, and erection of 14 storey student accommodation comprising 1,007 units (Sui Generis), and one commercial unit (A1/A2/A3/A4/A5/B1/D1 Use Class) with associated communal facilities, access, servicing, parking and landscaping

Application B is for erection of 11 storey residential development comprising 142 apartments (C3 Use), with associated communal facilities, access, servicing, parking and landscaping.

The applications concern a site at Erskine Street/Harper Street/Prospect Street/Manfred Street/Low Hill/Prescot Street, Liverpool L6 1AL. Two separate red line boundaries are submitted for the associated applications.

Each application has been submitted on behalf of the applicant, Elliot Property Construction Limited and Equity Group Limited, and comprises:

- Completed planning application forms;
- Site Location Plans with the application boundary edged in red; and
- The relevant planning application fee – Application A £61,829 (PP-05606022) and Application B £29,629 (PP-05606015).

The applications are also supported by a full set of application plans produced by scheme architects Falconer Chester Hall. They include:

Application A

- P16-045-02-01-003 Site Location Plan

- P16-045-02-03-A-001_C Proposed Lower Ground Floor
- P16-045-02-03-A-002_B Proposed Ground Floor
- P16-045-02-03-A-003_B Proposed Level 01 Plan
- P16-045-02-03-A-004_B Proposed Level 02 Plan
- P16-045-02-03-A-013_B Proposed Level 11 Plan
- P16-045-02-03-A-014_B Proposed Level 12 Plan
- P16-045-02-03-A-015_B Proposed Level 13 Plan
- P16-045-02-05-A-001_C Proposed Elevation 01
- P16-045-02-05-A-002_C Proposed Elevation 02
- P16-045-02-05-A-003_C Proposed Elevation 03
- P16-045-02-05-A-004_C Proposed Elevation 04
- P16-045-02-05-A-005_C Proposed Elevation 05
- P16-045-02-05-A-006_C Proposed Elevation 06
- P16-045-02-05-A-007_C Proposed Elevation 07
- P16-045-02-05-A-008_C Proposed Elevation 08
- P16-045-02-01-001_A Masterplan

Application B

- P16-045-02-01-001_A Masterplan
- P16-045-02-01-002_- Site Location Plan
- P16-045-02-03-B-001_C Proposed Ground Floor Plan
- P16-045-02-03-B-002_B Proposed First Floor Plan
- P16-045-02-03-B-003_A Proposed Second Floor Plan
- P16-045-02-03-B-004_A Proposed Typical Upper Floor Plan
- P16-045-02-03-B-011_A Proposed Tenth Floor Plan
- P16-045-02-05-B-001_A Proposed Elevation 01
- P16-045-02-05-B-002_A Proposed Elevation 02
- P16-045-02-05-B-003_A Proposed Elevation 03
- P16-045-02-05-B-004_A Proposed Elevation 04
- P16-045-02-05-B-005_A Proposed Elevation 05

Submission of the application follows Pre-Application Meetings with Senior Officers of the local planning authority, where the Application Site, the proposed scheme and supporting documentation were discussed. That process enabled the required supporting documentation to be agreed. Due to close association of the two proposals and the site in which they are located one suite of documents is submitted. The submission of two separate but related applications was also discussed and agreed.

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

- Design & Access Statement, including Refuse and Servicing Strategy, prepared by FCH Architects;
- Planning Statement, prepared by Zerum;
- Noise Assessment, prepared by Wardell Armstrong;
- Heritage Statement, prepared by Garry Miller Historic Building Consultancy;

Zerum Consult
4 Jordan Street
Manchester
M15 4PY

0161 667 0990
www.zerum.co.uk

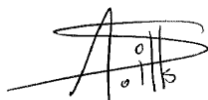
- Sustainable Urban Drainage Strategy, prepared by Clancy;
- Framework Travel Plan, prepared by DTPC;
- Ground Conditions Report, prepared by Clancy;
- Landscape Statement and Details, prepared by Landscape Projects;
- Transport Assessment, including Minimum Accessibility Standard Assessment (MASA), prepared by DTPC; and
- Tree Survey, prepared by Amenity Tree Care;

Given the size of some of the supporting reports and plans a CD copy of both applications is provided.

I trust the enclosed is satisfactory to allow you to register the applications, 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.

Yours faithfully,



Nikki Sills
Associate Director

encs