

1<sup>st</sup> February 2018

Planning Department,  
Liverpool City Council,  
Cunard Building,  
Water Street,  
Liverpool  
L3 1DS

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING BUILDING AND ERECTION OF A MIXED-USE PART 6 / PART 5 STOREY BUILDING CREATING 177 RESIDENTIAL APARTMENTS AND ONE COMMERCIAL UNIT (USE CLASSES A1, A2, A3, A4 AND B1) WITH ASSOCIATED COMMUNAL FACILITIES, ACCESS, SERVICING, PARKING AND LANDSCAPING.**

**LAND BOUNDED BY KIRKDALE ROAD, SMITH STREET AND WHITTLE STREET.**

The application is a Full Planning Application for the demolition of existing building and erection of a mixed-use part 6 / part 5 storey building creating 177 residential apartments and one commercial unit (Use Classes A1, A2, A3, A4 and B1) with associated communal facilities, access, servicing, parking and landscaping. The application concerns a site located at the Kirkdale Road / Smith Street and Whittle Street, Liverpool. The application has been submitted via the planning portal on behalf of the applicant, Fast Growth Homes Limited, and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red; and
- A planning application fee of £42,695 (PP-06712211).

The above fee has been calculated based on the creation of 177 new dwellings and a gross external floor space for the commercial unit of 350m<sup>2</sup> (GEA).

The application is supported by the following suite of documents:

- Design & Access Statement, prepared by FCH Architects;
- Planning Statement, prepared by Zerum;
- Landscape Strategy, prepared by Layer;
- Arboriculture Implications Assessment, prepared by Amenity Tree Care;
- Transport Statement, prepared by Development Transport Planning Consultancy;
- Air Quality Assessment, prepared by Redmore Environmental Limited;

- Preliminary Ecological Assessment, prepared Amenity Tree Care;
- Drainage Assessment, prepared by Clancy Consulting; and
- Noise Assessment, prepared by Hann Tucker Associates.

The application is also supported by a full set of application plans produced by scheme architects FCH Architects. They include:

- P17-005-02-02-001- Proposed Site Plan
- P17-005-02-03-001- Proposed Ground Floor Plan
- P17-005-02-03-002- Proposed First Floor Plan
- P17-005-02-03-003- Proposed Second to Third Floor Plan
- P17-005-02-03-005- Proposed Fourth Floor Plan
- P17-005-02-03-006- Proposed Fifth Floor Plan
- P17-005-02-03-099- Proposed Basement Floor Plan
- P17-005-02-05-001- Proposed Kirkdale Road Elevation
- P17-005-02-05-002- Proposed Smith Street Elevation
- P17-005-02-05-003- Proposed Courtyard Elevation Smith Street
- P17-005-02-05-004- Proposed Courtyard Elevation Kirkdale Road
- P17-005-02-05-005- Proposed Whittle Street Elevation
- P17-005-02-91-001- Site Location Plan

The application is also supported by the following plans which accompany the Landscape strategy produced by Layer:

- LYR094\_M300 Landscape GA
- LYR094\_M301 Softworks
- LYR094\_M302 Landscape Sections

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 look forward to hearing from you in due course.

Yours faithfully,



**Mike Ralph, Partner**  
Zerum Consult