

4th September 2017

For the attention of Ms B Kirkbride
Planning Department,
Liverpool City Council,
Cunard Building,
Brunswick Street,
Liverpool
L3 1AH

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING BUILDING. ERECTION OF BUILDING UP TO 11 STOREYS COMPRISING RESIDENTIAL APARTMENTS (USE CLASS C3), GROUND FLOOR COMMERCIAL UNITS (USE CLASSES A1, A2, A3, OR A4), ANCILLARY RESIDENTIAL AMENITIES (INCLUDING GYM, PLUNGE POOL, SAUNA, CYCLE PARKING, ROOF TOP GARDEN AND LANDSCAPED COURTYARD) AND ASSOCIATED WORKS AT 18-24, SEEL STREET, LIVERPOOL

Please find enclosed an application for full planning consent for the demolition of the existing building and erection of a building up to 11 storeys comprising residential apartments (Use Class C3), ground floor commercial units (Use Classes A1, A2, A3, or A4), ancillary residential amenities (including gym, plunge pool, sauna, cycle parking, roof top garden and landscaped courtyard) and associated works at 18-24 Seel Street, Liverpool. The application has been submitted via the planning Portal (PP-06351810), on behalf of our client, HDCO EPL3 Ltd, and comprises:

- Complete planning application forms;
- Site location plan with the application boundary edged in red and the land within the applicants ownership outlined in blue (P16-122-02-91-001_A) and
- A planning application fee of £43,999 (Ref: PP-06351810).

The application is also supported by the following documents:

- Design & Access Statement, prepared by FCH Architects;
- Landscaping Details, prepared by Layer;
- Planning Statement, prepared by Zerum;
- Heritage Assessment, prepared by Garry Miller Historic Building Consultancy;
- Noise Assessment, prepared by Clement Acoustics;

- Transport Statement, prepared by DTPC;
- Interim Travel Plan, prepared by DTPC;
- Drainage Strategy, prepared by Clancy Consulting
- Geo-Environmental Phase 1, prepared by Clancy Consulting;
- Ventilation Strategy, prepared by Abacus Coustut Ltd and
- Ecology Statement, prepared by Penny Anderson Associates.

In addition, the application is also supported by a full set of plans and drawing prepared in accordance with the above documentation which includes:

- P16-122-02-02-001_A Proposed Site Plan
- P16-122-02-03-100_B Proposed Level 00 Plan
- P16-122-02-03-101_B Proposed Level 01-08 Plan
- P16-122-02-03-109_B Proposed Level 09-10 Plan
- P16-122-02-03-113_B Proposed Roof Plan
- P16-122-02-05-001_A Proposed David Lewis Street Elevation
- P16-122-02-05-002_A Proposed Gradwell Street Elevation
- P16-122-02-05-003_A Proposed Seel Street Elevation
- P16-122-02-05-004_A Proposed Courtyard Elevation
- LYR080_M300 [Site landscape GA]
- LYR080_M301 [Softworks]
- LYR080_M302 [Illustrative 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 hope to hear from you in due course.

Yours faithfully,

A handwritten signature in black ink, appearing to read "DSE" followed by a stylized flourish.

Diane Ellis

Associate Planner

Encs