

23rd October 2017

Planning Department,
Liverpool City Council,
Cunard Building,
Brunswick Street,
Liverpool
L3 1AH

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DETAILED PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS AND THE CONSTRUCTION OF A NEW RESIDENTIAL DEVELOPMENT WITH A GROUND FLOOR COMMERCIAL UNIT. A TOTAL OF 127 APARTMENTS (USE CLASS C3) ARE TO BE PROVIDED IN CONJUNCTION WITH COMMERCIAL / RETAIL USE (CLASSES A1, A2, A3, A4 OR B1), ANCILLARY RESIDENTS' FACILITIES (LOUNGE AND FITNESS GYM), RESIDENTS' ROOF TOP GARDEN TERRACES, PARKING/CYCLE SPACES, AND ASSOCIATED DEVELOPMENT AT ROSE PLACE, LIVERPOOL, L3 3BN.

Please find enclosed an application for full planning consent a detailed Planning Application for the demolition of existing buildings and the construction of a new residential development with a ground floor commercial unit. A total of 127 apartments (Use Class C3) are to be provided in conjunction with commercial / retail use (Classes A1, A2, A3, A4 or B1), ancillary residents' facilities (lounge and fitness gym), residents' roof top garden terraces, parking/cycle spaces, and associated development at Rose Place, Liverpool. The application has been submitted via the planning Portal (PP-06449075), on behalf of our client, Legacie Developments, and comprises:

- Complete planning application forms;
- Site location plan with the application boundary edged in red (P15-021-02-91-001) and
- A planning application fee of £32,909 (Ref: PP-06449075).

A cheque for the above fee has already been submitted to Liverpool City Council.

The application is also supported by the following documents:

- Design and Access Statement, including contextual design analysis/visual assessment, prepared by FCH Architects
- Transport Statement, including Minimum accessibility standard assessment (MASA) and Traffic Management Plan, prepared by Prime Transport Planning;
- Desktop Ground Conditions (Phase 1), prepared by Clancy;
- Phase 1 Ecological Assessment, including bat survey, prepared by Penny Anderson Associates;

- Framework Travel Plan, prepared by Prime Transport Planning;
- Employment Land Statement, prepared by Matthews and Goodman;
- Drainage Strategy, prepared by Muir Associates;
- Ventilation Strategy, prepared by Progressive Services Design;
- Utilities Strategy, prepared by Progressive Services Design;
- Air Quality Assessment, prepared by Wardell Armstrong; and
- Acoustic Survey, prepared by Clement 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:

- P15-021-02-02-001 Existing Site Plan
- P15-021-02-03-001 Ground Floor Plan
- P15-021-02-03-002 First Floor Plan
- P15-021-02-03-003 Typical Upper Plan (2nd- 5th Floor)
- P15-021-02-03-006 6th Floor Plan
- P15-021-02-03-007 7th Floor Plan
- P15-021-02-05-001 Elevation 01- St Anne Street West Elevation
- P15-021-02-05-002 Elevation 02- Rose Place Elevation
- P15-021-02-05-003 Elevation 03- St Ann St North Elevation
- P15-021-02-05-004 Elevation 04- Fox St Elevation
- P15-021-02-05-005 Elevation 05
- P15-021-02-05-006 Elevation 006
- P15-021-02-91-001 Site Location Plan

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