
FREETHS

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Our Ref: ANM/2446/2132243/10/M

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Dear Mr Vertigen

17F/3261 - LAND AT MONARCHS QUAY, LIVERPOOL, L3 4FP

Revised Proposal - To erect a mixed use development, including a Commercial Building, comprising an Interpretation Centre and flexible A1, A2, A3, A4, B1 and D1 uses, and a Six Storey Apartment Block, comprising of 102no. one, two and three bedroom apartments, with ground floor commercial use and 33no. car parking spaces and associated landscaping / public realm works.

I refer to application 17F/3261, validated in November 2017. As discussed and agreed, we have now removed the multi storey car park element from the proposed scheme, revised the red line boundary and can confirm that the amended proposal seeks full planning permission for:

- Building 2 – Commercial Development comprising:
 - Interpretation Centre; and
 - Flexible uses – A1, A2, A3, A4, B1 and D1.

And:

- Building 4 – Mixed Use Development comprising:
 - 102 residential units (C3);
 - 33 vehicular parking spaces (associated with the uses in the building); and
 - 2 no. flexible commercial uses - A1, A2, A3, A4, B1 and D1.

The following amended documents are enclosed in support of the application:

- Site Location Plan (drawing no. 02-02-007D);

- Site Plan (01-01-005C);
- Building 4 Area Schedule (P16-144-D-Rev B);
- Building 4 – DDA Compliance document;
- Plans for Building 2 as follows:
 - Site Plan (05-02 01);
 - Lower and Upper Ground Floors (05-02 02);
 - 1st and 2nd Floors (05-02 03);
 - 3rd Floor and Roof Garden 05-02 04 -
 - Elevation 1 (05-02-05);
 - Elevation 4 (05-02-06);
 - Elevations 2 and 3 (05-02-07);
- Air Quality Assessment, prepared by Wardell Armstrong;
- Detailed Drainage Assessment, prepared by Enzygo;
- Flood Risk Assessment, prepared by Enzygo;
- Ecology Report, prepared by Smeeden Foreman;
- Heritage Statement, prepared by Turley;
- Noise Impact Assessment, prepared by Environmental Noise Solutions;
- Transport Assessment, prepared by Vectio;
- Travel Plan, prepared by Vectio;
- Wind Microclimate, prepared by Urban Microclimate Limited;
- Site Landscape GA Plan (LYR058.1B_M300); and
- Softworks Plan (LYR058.1B_M301).

Please note that the originally submitted Daylight / Sunlight Assessment, prepared by Delva Patman Redler, was not considered to require any revisions or amendments. The Council should, therefore, refer to the originally submitted version of the document.

The enclosed documentation follows on from a Screening Opinion Request letter, which was issued to the Council on 21 March 2018.

I trust that the enclosed is acceptable and look forward to receiving your confirmation. Should you have any queries, please do not hesitate to contact me.

Yours sincerely

This document is "unsigned" as it is electronically forwarded. If you require a signed copy then please contact the sender.

Andy McMullan

Director

Please respond by e-mail where possible