

FAO Felicity Collins
Liverpool City Council
4th Floor
Cunard Building
Water Street
Liverpool
L3 1DS

16 December 2020

Dear Felicity,

GOODISON PARK LEGACY PROJECT APPLICATION REFERENCE 200/0997

CBRE Limited, on behalf of the applicant Everton Stadium Development Limited, hereby submit an addendum to planning application reference 200/0997. Following submission of application reference 200/0997 in April 2020, which seeks outline planning permission for redevelopment of the site of Goodison Park, design changes have been made in response to consultation comments received. This has necessitated the provision of updated plans and planning application documents.

The design changes which have been made to the application proposals since submission of the application are described in the submitted Planning Statement Addendum, Design & Access Statement Addendum and updated Environmental Statement.

This covering letter provides a list of the documents provided as part of this addendum. This letter also acknowledges which documents, submitted as part of the April 2020 submission, are not superseded and therefore remain as per the original submission.

PROPOSED USE

The following establishes the proposed, revised accommodation schedule for the Goodison Park Legacy Project.

PLOT	PROPOSED USE	MAX FLOORSPACE (GEA) / MAX NO. OF RESIDENTIAL UNITS
Plot A	Retail (A1/A2/A3/A4/A5)	600 sq m
	Commercial (B1)	4,762 sq m
	Residential (C3)	820 sq m / ~ 9 residential units
Plot B	Residential (C3)	6,200 sq m / ~ 72 residential units
Plot C	Retail (A1/A2/A3/A4/A5)	150 sq m
	Residential (C3)	3,535 sq m / ~ 36 residential units

PLOT	PROPOSED USE	MAX FLOORSPACE (GEA) / MAX NO. OF RESIDENTIAL UNITS
Plot D	Residential Institution (C2)	5,863 sq m
Plot E	Residential (C3)	2,100 sq m / ~ 25 residential units
	Non-Residential Institution (D1)	4,383 sq m
Plot F	Non-Residential Institution (D1)	5,615 sq m
Plot G	Residential (C3)	3,348 sq m / ~ 31 residential units

This represents a reduction in the maximum amount of retail floorspace (Use Classes A1 – A5) proposed from 2,756 sq m proposed in April 2020, to 750 sq m proposed in the revised proposals (within which, the maximum amount of A1 use class development will be restricted to 349 sq m). The maximum quantum of the other uses proposed remains the same.

APPLICATION SCOPE

The application proposal has been subject to extensive pre-application consultation with LCC and other relevant statutory consultees. This consultation has been ongoing throughout the determination period of application reference 20O/0997 and has directly informed the design changes proposed.

The Applicant has conducted a full Environmental Impact Assessment (EIA) on a voluntary basis. The Environmental Statement (ES) forms part of this planning application and has been prepared under The Town and Country Planning (Environmental Impact Assessment) Regulations 2011. A request was made to LCC to advise on the nature of the information to be provided in the ES. The Scoping Request was submitted to the Council on the 15th May 2017. The response was received on the 7th July 2017. The December 2020 ES replaces that originally submitted to support application reference 20O/0997 (referred to as the March 2020 ES).

The following documents are submitted:

- This covering letter;
- Updated plans (please refer to schedule appended to this letter);
- Planning Statement Addendum;
- Design & Access Statement Addendum;
- Parameter Plan Report;
- Environmental Statement, Volume 1: Non-Technical Summary (December 2020);
- Environmental Statement, Volume 2: Main Volume of the ES (December 2020);
- Environmental Statement, Volume 3: Technical Appendices (Various dates);
- The Societal Value of the Relocation of Everton Football Club: Update of Social Value Analysis (September 2020);

The following table details how the above Addendum documents interact with the previously submitted documents associated with application 20O/0997, including where documents have been replaced by the above or remain extant.

REPORT TITLE	PREPARED BY	STATUS
Planning application form and certificates inc. 'Residential/Dwelling Units – Supplementary information template'	CBRE Limited	Extant
Covering letter	CBRE Limited	Extant and to be read alongside this Covering Letter (dated 15 th December 2020)
Full suite of planning application drawings	Planit-IE	Please refer to schedule of submitted plans appended to this Covering Letter
Planning Statement	CBRE Limited	Extant and to be read alongside the submitted Planning Statement Addendum (CBRE Limited, December 2020)
Environmental Statement Volume 1: Non-Technical Summary	CBRE Limited	December 2020 ES replaces the March 2020 ES
Environmental Statement Volume 2: Main Volume	Various	December 2020 ES replaces the March 2020 ES
Environmental Statement Volume 3: Technical Appendices	Various	December 2020 ES replaces the March 2020 ES
Design & Access Statement	Condy Loffhouse Architects	Extant and to be read alongside the Design & Access Statement Addendum (Planit-IE, December 2020)
Parameter Plan Report	Planit-IE	New document
Statement of Community Engagement	Influential	Extant
Social Value Assessment	Real Worth	Extant and to be read alongside the submitted 2020 Update to Social Value Analysis (Simetrica-Jacobs)
Environmental Statement, including the following technical disciplines		
Transport	Mott MacDonald	December 2020 ES replaces the March 2020 ES
Air Quality	WYG	December 2020 ES replaces the March 2020 ES
Noise & Vibration	WYG	December 2020 ES replaces the March 2020 ES
Daylight, Sunlight & Overshadowing	Anstey Horne	December 2020 ES replaces the March 2020 ES
Townscape & Visual Impact	WYG	December 2020 ES replaces the March 2020 ES
Built Heritage	KM Heritage	December 2020 ES replaces the March 2020 ES
Ground Conditions & Contamination	WYG	December 2020 ES replaces the March 2020 ES
Water Resources & Flood Risk	WYG	December 2020 ES replaces the March 2020 ES
Archaeology	Oxford Archaeology North	December 2020 ES replaces the March 2020 ES
Ecology	WYG	December 2020 ES replaces the March 2020 ES
Socio-Economics	CBRE Limited	December 2020 ES replaces the March 2020 ES

A full schedule of submitted drawings is appended to this cover letter for ease of reference.

If there are any immediate queries then please do not hesitate to contact me in the first instance.

Yours sincerely

HELEN CLARKSON

SENIOR PLANNER – NATIONAL PLANNING

SCHEDULE OF SUBMITTED DRAWINGS

DRAWING NAME	DRAWING REFERENCE	PREPARED BY	REPLACED APRIL 2020 DRAWING REFERENCE
Site Location Plan	2579-PLA-XX-XX-DR-U-0002 Rev. P01	Planit-IE	17-087-100 Rev. P4 (Condy Lofthouse Architects)
Existing Site Plan	2579-PLA-XX-XX-DR-U-0007 Rev. P01	Planit-IE	17-087-102 Rev. P2 (Condy Lofthouse Architects)
Buildings to be Demolished	2579-PLA-XX-XX-DR-U-0016 Rev. P01	Planit-IE	17-087-106 Rev. P2 (Condy Lofthouse Architects)
Existing Building Elevations 1	17-087-150 Rev. P3	Condy Lofthouse Architects	Not replaced – remains extant
Existing Building Elevations 2	17-087-152 Rev. P1	Condy Lofthouse Architects	Not replaced – remains extant
Existing Site Sections A-C	17-087-160 Rev. P3	Condy Lofthouse Architects	Not replaced – remains extant
Development Plots – Parameter Plan 01	2579-PLA-XX-XX-DR-U-0008 Rev. P01	Planit-IE	17-087-137 Rev. P6 (Condy Lofthouse Architects)
Maximum Development Heights – Parameter Plan 02	2579-PLA-XX-XX-DR-U-0009 Rev. P01	Planit-IE	17-087-137 Rev. P6 (Condy Lofthouse Architects)
Ground Floor Uses – Parameter Plan 03	2579-PLA-XX-XX-DR-U-0010 Rev. P01	Planit-IE	17-087-201 Rev. P4 (Condy Lofthouse Architects)
Upper Floor Uses – Parameter Plan 04	2579-PLA-XX-XX-DR-U-0011 Rev. P01	Planit-IE	17-087-201 Rev. P4 (Condy Lofthouse Architects)
Access and Movement – Parameter Plan 05	2579-PLA-XX-XX-DR-U-0012 Rev. P01	Planit-IE	17-087-139 Rev. P4 (Condy Lofthouse Architects)
Public Realm – Parameter Plan 06	2579-PLA-XX-XX-DR-U-0013 Rev. P01	Planit-IE	n/a – new plan
Development Parcels – Parameter Plan 07	2579-PLA-XX-XX-DR-U-0014 Rev. P01	Planit-IE	n/a – new plan
Illustrative Masterplan – Indicative Phasing Plan	17-087-200 Rev. P5	Condy Lofthouse Architects	Plan omitted – no longer applicable
Illustrative Masterplan – Ground Floor Plan	17-087-120 Rev. P8	Condy Lofthouse Architects	Plan omitted – no longer applicable
Illustrative Masterplan – First Floor Plan	17-087-121 Rev. P7	Condy Lofthouse Architects	Plan omitted – no longer applicable
Second Floor Plan	17-087-122 Rev. P5	Condy Lofthouse Architects	Plan omitted – no longer applicable
Third Floor Plan	17-087-123 Rev. P3	Condy Lofthouse Architects	Plan omitted – no longer applicable
Fourth Floor Plan	17-087-124 Rev. P3	Condy Lofthouse Architects	Plan omitted – no longer applicable
Fifth Floor Plan	17-087-125 Rev. P3	Condy Lofthouse Architects	Plan omitted – no longer applicable
Sixth Floor Plan	17-087-126 Rev. P4	Condy Lofthouse Architects	Plan omitted – no longer applicable
Illustrative Masterplan – Roof Plan	17-087-135 Rev. P7	Condy Lofthouse Architects	Plan omitted – no longer applicable
Illustrative Site Sections A-C	17-087-161 Rev. P3	Condy Lofthouse Architects	Plan omitted – no longer applicable
Proposed Site Sections D-F	17-087-162 Rev. P3	Condy Lofthouse Architects	Plan omitted – no longer applicable
Proposed Site Sections G-H	17-087-164 Rev. P2	Condy Lofthouse Architects	Plan omitted – no longer applicable

Comparative Site Sections A-C	17-087-163 Rev. P3	CondY Lofthouse Architects	Plan omitted — no longer applicable
Illustrative Elevations	17-987-151 Rev. P2	CondY Lofthouse Architects	Plan omitted — no longer applicable
Gwladys Street — Block 1E	View 1	CondY Lofthouse Architects	Plan omitted — no longer applicable
St Luke's Corner — Block 1D	View 2	CondY Lofthouse Architects	Plan omitted — no longer applicable
St Luke's Colonnade — Block 1D	View 3	CondY Lofthouse Architects	Plan omitted — no longer applicable
Block 1A & 2A	View 4	CondY Lofthouse Architects	Plan omitted — no longer applicable
Block F	View 5	CondY Lofthouse Architects	Plan omitted — no longer applicable
Garden	View 6	CondY Lofthouse Architects	Plan omitted — no longer applicable
Play Street	View 7	CondY Lofthouse Architects	Plan omitted — no longer applicable
Goodison Road — Block 1C & 1D	View 8	CondY Lofthouse Architects	Plan omitted — no longer applicable
Garden	View 9	CondY Lofthouse Architects	Plan omitted — no longer applicable
Block A	View 10	CondY Lofthouse Architects	Plan omitted — no longer applicable
Block H	View 11	CondY Lofthouse Architects	Plan omitted — no longer applicable
Block 1B	View 12	CondY Lofthouse Architects	Plan omitted — no longer applicable
Aerial View	View 13	CondY Lofthouse Architects	Plan omitted — no longer applicable