

Mr. P. Vertigen (Planning)
Liverpool City Council
Cunard Building
Water Street
Liverpool
L3 1DS

Our Ref: 2015/1168/FUL
Date: 29 May 2019

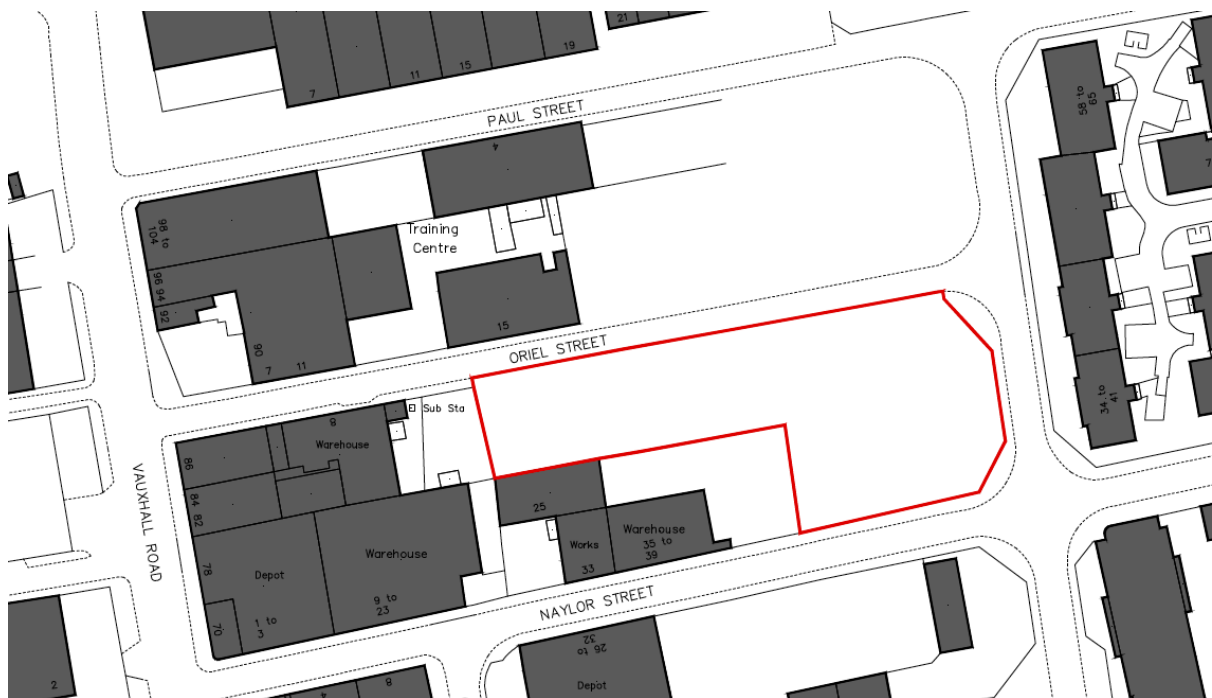
Dear Paul

Application Ref: 18F/1035

Land to the west of St Bartholomew Road, south of Oriel Street and north of Naylor Street, Liverpool,

I am writing in respect of the above application and further to our recent discussions (and I believe agreement) regarding changes to the application.

You are aware that, since the submission of the application, my client has been in discussion with various prospective purchasers, one of which wishes to purchase the land to the south of Oriel Street (but not the land on the north side) as highlighted by the red line on the plan below.





That said, my client is now looking to reduce the current application to cover **only** the land on the **south** side of Oriel Street (as per the red line above). A separate “Phase 2” planning application will shortly be submitted for the proposal on the north side of Oriel Street.

The purpose of this letter is to explain that position and to issue you with the following information to support the ‘reduced’ application. It is worth highlighting that the revised information shows precisely the same scheme that is already before the LPA, apart from :

1. The site area has reduced for the reasons set out above, and so too (inevitably) has the quantum of the development (see revised description at the end of this letter); and
2. To respond to the recent comments of your tree officer (which we do not in fact agree with, but have accepted in the interests of moving forward swiftly and positively) we have reduced the number of public realm trees down to 23, and as a consequence we anticipate that the extent of S106 payment (having regard to LCC’s PAN) will increase on a *pro rata* basis.

Having regard to the above, the revised information is :

- a. Full set of architectural drawings as per the drawing schedule prepared by Smith Young Architects
- b. The following adjusted landscape details prepared by BCA Landscape :
 - 301 P1 – Tree Pit Type 01
 - 302 P3 – Typical Sections Phase 1
 - 100 P5 – GA Phase 1
 - 101 P5 – Hard Landscape Phase 1
 - 102 P8 – Soft Landscape Phase 1
 - 103 P3 – Amenity Terrace Phase 1
 - 200 P4 – Lighting Strategy Phase 1
 - Landscape Design Strategy Phase 1
- c. Cost Plan information relating to the ‘reduced’ scheme. This includes a covering letter from Ian Brew QS Consultancy, a plan marking the ‘zones’ costed, and the associated costing information in two formats. This information relates to the S106 offsetting and is in line with the costing information previously provided (and endorsed by your QS), but adjusted to reflect the removal of the land to the north of Oriel Street and the reduction in trees.

For the avoidance of any doubt, can I please clarify that any/all references to “Phase 2” relate to the separate planning application (covering the north side of Oriel Street) which will be submitted in the near future, but which is now distinct / divorced from this “Phase 1” application. Any ‘Phase 2’ details are shown for indicative / contextual purposes only and do not form part of this “Phase 1” application.

Can I please request that you accept the above / enclosed information as the revised version of application 18F/1035?



The reduction in the application area and quantum of development inevitably requires the alteration of the description of development, which I suggest as below :

Erection of connected buildings ranging from 6 to 11 storeys containing 240 residential apartments in a mix of studios, 1 and 2 bedrooms (including 5% fully accessible units), cycle parking, car parking at lower and upper ground levels totalling 85 spaces (35% provision for apartments), 645 sqm GEA of lower ground / ground floor mixed commercial uses in 13 units with a variety of proposed uses (A1, A2, A3, A4, B1(a), D1 and / or D2), with green / brown roofs, roof terrace and public realm works with associated hard and soft landscaping and water gardens as part of SUDS drainage

I understand that you will now re-consult on the basis of this new application, and my client is hopeful that the application will be reported to Planning Committee in August 2019 (and ideally before then if that is possible).

Thank you again for your assistance / advice / patience with this application, and if you require anything else or wish to discuss matters, please do not hesitate to contact me.

Yours sincerely
for Roman Summer Associates Ltd

Richard Gee
Director