

9<sup>th</sup> January 2018

Jon Woodward  
Planning Department  
Liverpool City Council  
Cunard Building  
Water Street  
Liverpool  
L3 1DS

Dear Mr Woodward,

We are writing to you as owners of 16a Weaver Industrial Estate and in reference to the recent planning application (reference 17F/3003), first of all we are writing to express our dismay at the concerns raised for the recent planning application. We would therefore like to address directly the perceived problems as to why the application has caused concerns.

It is our understanding that the main issue causing concern from the planning department is due to the fact that the council do not want to approve the building for commercial use as an indoor children's play centre and they would prefer it to remain non-commercial. We would therefore respectfully like to present reasons as to why you should reconsider and allow the premises to be used for commercial use and kindly ask you to read our response below.

In the first instance, the building has been vacant since October 2015 and we have been liable for, and paying, empty property business rates (see LCC business rates reference 9006595172). We would like to state that the building has been advertised for industrial use but we have had very little interest which we feel is due to the cost of the business rates.

As the property has been vacant for so long, in order to encourage the applicant Mark Leonard to accept a tenancy, we have invested a significant amount of money building a new compound providing sole-access to Unit 16a outside of the Industrial Estate. This ensures that the site would be viable for safe and acceptable commercial use and also provide car parking spaces. It is in our own interest and the interest of the neighbourhood, once approved, that we commit further significant investment to the overall property and premises to ensure it is relevant to safe and environmentally friendly community use. We will also invest in the aesthetics of the building which will be important for the overall business proposition to paying customers. We are committed to supporting a fresh and unique business proposition that not only contributes to Liverpool's business environment but will also produce new jobs for the local community. The existing housing estates which are within walking distance will also benefit from the proposed new business.

Additionally, we understand that the two sliding gates inside the new compound currently give access to the other units in the block. We appreciate this could be seen as a potential safety issue for people wishing to access the unit at 16a. Once approval has been granted, these gates will be locked and will not provide access to the other units; their access will revert to the previous entrance via the main security gates of Weaver Industrial Estate on Blackburne Street. Should there be any unforeseen, exceptional circumstances where either of the sliding gates require opening, we would ensure that public access would be denied by locking the compound outer gates. It is an understandable misconception that these two gates are used for access to the other units but we must reiterate that this will not be the case going forward. We, therefore, would ask you to

reconsider your view on this particular point and ask you to dismiss this as one of your concerns for planning approval.

It has also been brought to our attention that the traffic flow may also cause concern, in particular with regards to any HGV use. May we highlight that the business of the new tenant would operate between the hours of 3pm and 9pm, Monday to Friday; traffic flow to the main site is at its lowest from 3pm and is almost non-existent after 5pm. However, the busiest operating time of the new business would be at the weekends when there is minimum, or very little, traffic flow in and out of the Industrial estate. Again, may we stress that these vehicles/traffic will bypass the designated entrance and parking area to the proposed new venue at unit 16a.

We are aware of the distance to the nearest bus stop in proximity to the proposed new business venue and of the designated cycle lanes, being an avid cyclist myself. We are in regular contact with the local residents and are very aware that the present bus stop serves the local housing estate adequately. We would also like to point out that the proposed new business plans to schedule sessions hourly which could possibly coordinate with the bus timetable.

In summary, we are prepared to comply with any reasonable directions given by your office in order for commercial approval to be given. From a business perspective it makes sense for the property to be approved for commercial use on so many different and viable levels, providing health and safety compliant, job creating and community driven premises which will support young entrepreneurs in the City to achieve their aims and therefore benefit all concerned.

Kind regards

**Harold Crampton**  
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