



**Liverpool  
City Council**

Certificate issued to:-

Application No:20F/0001

Date Issued: 23 June 2021

CBRE Ltd  
10th Floor  
One St Peters Square  
Manchester  
M2 3DE

PLD

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT  
PROCEDURE) ORDER 1995**

**Location: Bramley Moore Dock, Regent Road, Liverpool**

**Proposal: Application for Full Planning Permission in accordance with submitted drawings for the demolition of existing buildings/structures on site (listed in the schedule); remediation works; foundation/piling works; infill of the Bramley-Moore Dock, alteration to dock walls and dock isolation works with vehicular and pedestrian links above; and other associated engineering works to accommodate the development of a stadium (Use Class D2) predominantly for football use, with the ability to host other events, with ancillary offices (Use Class B1a); Club Shop and retail concessions (internal and external to the stadium) (Use Class A1); exhibition and conference facilities (Use Class D1); food and drink concessions (internal and external to the stadium) (Use Classes A3 / A4 / A5); betting shop concessions (Sui Generis); and associated infrastructure including: electric substation, creation of a water channel, outside broadcast compound, photo-voltaic panels, storage areas/compound, security booth, external concourse / fan zone including performance stage, vehicular and pedestrian access and circulation areas, hard and soft landscaping (including stepped plaza, canopies, lighting, wind mitigation structures, public art, tree planting and boundary treatments), cycle parking structures and vehicle parking (external at grade) and change of use of the Hydraulic Tower structure to an exhibition / cultural centre (Use Class D1) with ancillary food and drink concession (Use Class A3).**

**Applicant: Everton Stadium Development Ltd  
6th Floor  
Royal Liver Building  
Liverpool  
LBramley Moore Dock**

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**Regent Road  
L 1HUiverpool**

Date Valid: **12/02/2020**

In pursuance of its powers under the above-mentioned legislation, the Local Planning Authority on **23 June 2021 GRANTED** planning permission for the above-mentioned development in accordance with your application, subject to the compliance with the conditions specified on the attached schedule, for the reasons stated.

(see attached)

**Samantha Campbell**

**Head of Planning**

**SCHEDULE OF CONDITIONS AND REASONS**

Condition No	Condition
1	<p>The development hereby permitted shall begin before the expiration of 3 years from the date of this permission.</p> <p>REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Approved Drawings/Documents</p> <p>The development hereby permitted shall be carried out strictly in accordance with the schedule of plans/reports attached to this notice.</p> <p>Reason: To ensure that the development is carried out in accordance with the approved plans and within the parameters of the grant of planning permission.</p>
3	<p>Flood Risk Assessment</p> <p>The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment submitted with the application (Appendix 11.3 - Flood Risk Assessment, 040026, v7, dated 20th August 2020).</p> <p>Reason: To comply with NPPF (paras 163 - 165), UDP Policy EP13 and LLP Policy R3 and reduce the risk of flooding to the proposed development.</p>
4	<p>Sustainability Statement</p> <p>The development permitted by this planning permission shall be carried out in accordance with the approved Sustainability Statement submitted with the application (Buro Happold Engineering Doc Ref: 0040026 Rev 04 dated 11 September 2020).</p> <p>Reason: To comply with the NPPF (para 148) and UDP Policies GEN8 and HD21 and LLP Policies R7 and R9 and ensure a sustainable and efficient stadium is delivered in terms of its design, construction and operation.</p>
5	<p>Transport Strategy</p> <p>The development shall be carried out in accordance with the submitted application details including the provisions set out in the Match Day Transport Strategy and Framework Event Day Transport Strategy.</p> <p>Reason: In order that the development is implemented in accordance with the agreed highway and transport arrangements agreed with the applicant to ensure the development operates efficiently and does not compromise highway safety.</p>
6	<p>Construction Management Plan</p>

	<p>No works shall take place on the site until a Construction Management Plan comprehensively detailing the phasing and logistics for the demolition/site preparation/dock infill and the construction phases of the proposed development has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall reflect the details provided in the Construction Strategy submitted with the application as Appendix 4.1 of Environmental Statement Volume III (Laing O'Rourke (2020) Rev. P02) and shall include:</p> <ul style="list-style-type: none"> <li>a) An indicative programme for carrying out the works;</li> <li>b) Details of the proposed number and frequency of construction vehicle movements;</li> <li>c) Construction traffic routes including provision for access to the site;</li> <li>d) Entrance/exit from the site for visitors/contractors/deliveries;</li> <li>e) Location of directional signage within the site;</li> <li>f) Siting of temporary containers;</li> <li>g) Parking strategy for contractors, site operatives and visitors including measures to control off-site parking;</li> <li>h) Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction;</li> <li>i) Temporary roads/areas of hard standing within the site;</li> <li>j) Schedule for large vehicles delivering/exporting materials to and from site;</li> <li>k) Storage of materials and large/heavy vehicles/machinery on site;</li> <li>l) Measures to control noise and vibration</li> <li>m) Measures to control and prevent dust, debris, emissions and water run-off from entering the River Mersey and adjacent docks;</li> <li>n) Details of street sweeping/street cleansing/wheel wash facilities;</li> <li>o) Details for the waste minimisation, recycling and disposal of waste resulting from demolition and construction works;</li> <li>p) Hours of working;</li> <li>q) Construction Lighting;</li> <li>r) Measures for ensuring the protection of existing water mains within the site boundary during construction;</li> <li>s) Details of any temporary hoardings or other boundary enclosures;</li> <li>t) Flood Emergency Contingency Plan; and</li> <li>u) Measures for the protection of listed structures and associated curtilage within the site during construction.</li> </ul> <p>The development shall be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers and in the interests of public health and ensure protection of the water supply.</p>
7	<p>Dock Infilling Works</p> <p>The infilling of Bramley Moore Dock shall be carried out in accordance with details provided in the Construction Strategy contained in Section 4.10 of the Environmental Statement (ES Volume II September 2020) and the Dock Infill Methodology in</p>

	<p>Appendix 4.2, submitted with the application unless any variation is otherwise first agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the details of the infilling and dock reclamation operation reflect the details considered in the assessment of the application in the interests of public health and ensure protection of the water supply.</p>
8	<p>Site Investigation</p> <p>No part or phase of the development hereby permitted, except for demolition, site preparation and dock infill works, shall commence until;</p> <p>a) An investigation and assessment methodology for potential contamination, including analysis suite and risk assessment methodologies has been completed and submitted to and approved by the Local Planning Authority in writing,</p> <p>b) A site investigation and assessment has been carried out by competent persons to determine the status of contamination including chemical, radiochemical, flammable or toxic gas, asbestos, biological and physical hazards at the site and submitted to the Local Planning Authority. The investigations and assessments shall be in accordance with current Government and Environment Agency recommendations and guidance and shall identify the nature and extent of any contaminants present, whether they originate on the site, their potential for migration and risks associated with them. The assessment shall consider the potential risks to:</p> <ol style="list-style-type: none"> <li>i. human health,</li> <li>ii. controlled waters,</li> <li>iii. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,</li> <li>iv. adjoining land,</li> <li>v. ecological systems, and</li> <li>vi. Archaeological sites and ancient monuments.</li> </ol> <p>c) A detailed remediation scheme (if required), has been submitted to and agreed in writing with the Local Planning Authority. This scheme shall include an appraisal of remedial options, implementation timetable, works schedule, site management objectives, monitoring proposals and remediation validation methodology. The scheme once completed must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.</p> <p>Reason: To ensure that risks from land contamination to future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and in accordance with UDP Policy EP2 and LLP Policy GI5.</p>
9	<p>Remediation/Verification Report</p> <p>After development commences and prior to opening of the approved development;</p> <p>a) Following completion of the measures identified in the approved remediation scheme and prior to occupation of any part of the development, a verification report which shall confirm the adequacy of remediation must be prepared and submitted to and approved in writing by the Local Planning Authority before this condition will be discharged.</p>

	<p>If a phased approach to the development is being proposed, then a validation/completion report for each of the proposed phases shall be submitted to the Local Planning Authority and approved in writing before the condition relating to the phase in question shall be discharged.</p> <p>b) If any potentially contaminated (unusual/suspect) material or flammable/toxic gas not previously identified is discovered, this must be reported in writing to the Local Planning Authority and a further assessment and a revised remediation scheme will be required by the Local Planning Authority. If no contamination is found then this should be detailed in the remediation verification report.</p> <p>Reason: To ensure that risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and in accordance with UDP Policy EP2 and LLP Policy GI5.</p>
10	<p><b>Drainage Controls</b></p> <p>No infiltration of surface water drainage into the ground where land contamination is known or suspected to be present shall be permitted other than with the express written consent of the Local Planning Authority, which shall only be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.</p> <p>Reason: For the ongoing protection of the Water Environment from risks arising from land contamination in accordance with UDP Policies EP11 &amp; EP12 and LLP Policy R3.</p>
11	<p><b>Foundation Design / Piling</b></p> <p>The foundation design shall be carried out in accordance with the approved Foundation Level General Arrangement drawing (ref. BMD01-BHE-XX-00-DR-S-0010 Rev. P04). A Piling Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority in advance of any piling works to demonstrate that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.</p> <p>Reason: For the future protection of the Water Environment from risks arising from land contamination in accordance with UDP Policies EP11 &amp; EP12 and LLP Policy R3.</p>
12	<p><b>Bramley Moore Dock Deposit Safeguards</b></p> <p>The proposed development shall be carried out in accordance with the Dock Disturbance Note (Appendix 11.8, ES Volume 3).</p> <p>Reason: To ensure that any dock deposits that are left in place at the base of the current dock feature do not pose an unacceptable risk to the water environment now or in the future in accordance with UDP Policies EP11 &amp; EP12 and LLP Policy R3.</p>

13	<p>Construction Environmental Management Plan</p> <p>No development shall commence until a Construction Environmental Management Plan (CEMP) and an Ecological Conservation Management Plan (ECMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should expand upon the measures outlined in the submitted CMP for avoiding and minimising effects of noise and construction related pollutants during the works should describe how construction will be managed to avoid, minimise and mitigate any adverse construction effects on the Environment in accordance with the provisions of the Environmental Statement Appendix 8.1 and include the following details:</p> <ul style="list-style-type: none"> <li>i. Measures to control and prevent dust, debris, emissions and water run-off from entering the River Mersey and adjacent docks during construction;</li> <li>ii. How certain activities will be limited in time, location or noise level to minimise the risk of disturbance to SPA birds and to minimise impacts to supporting habitat;</li> <li>iii. Measures for reducing impact of lighting.</li> <li>iv. The fish capture and translocation methodology (submitted as Appendix A of the CMP);</li> <li>v. Details of the biosecurity measures which will be adopted during the dock infilling works to prevent the spread of invasive non-native species;</li> <li>vi. Details of the water quality monitoring of Nelson Dock, including the parameters which will be monitored and the frequency of monitoring; and</li> <li>vii. Measures that will be undertaken to avoid harm to roosting bats and breeding birds.</li> </ul> <p>The development shall be carried out in accordance with the approved CEMP and ECMP. The CEMP should be compiled in a coherent and integrated document and should be accessible to site managers, all contractors and sub-contractors working on site as a simple point of reference for site environmental management systems and procedures and be implemented in accordance with the agreed provisions over the course of construction of the development.</p> <p>Reason: To ensure any impact on the environment during construction will be minimised in accordance with the NPPF and Policies GEN8, EP11 &amp; EP12 of the of the UDP and Policies STP3, CC26, GI1 &amp; GI5 of the LLP.</p>
14	<p>Drainage Strategy</p> <p>Prior to the commencement of development (excluding demolition/site clearance and dock infill) details of a surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The details of the drainage schemes shall be in accordance with the principles set out in the submitted Proposed Combined Utilities Sheet 1 &amp; Proposed Combined Utilities Sheet 2 BMD01-BHE-C1-XX-DR-C-6000 Rev P06 &amp; BMD01-BHE-C1-XX-DR-C-6001 Rev P06 (Buro Happold Engineering). The drainage schemes must include:</p> <ul style="list-style-type: none"> <li>(i) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;</li> <li>(ii) Foul and surface water shall drain on separate systems (note: no surface water shall discharge to the public sewer either directly or indirectly); and</li> <li>(iii) A timetable for its implementation.</li> </ul>

	<p>The development hereby permitted shall be carried out only in accordance with the approved drainage scheme and retained thereafter for the lifetime of the development.</p> <p>Post construction a full drainage design scheme shall be submitted to the Local Planning Authority (and Local Lead Flood Authority) which is a true record of the installed drainage system.</p> <p>Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with UDP Policies EP12 &amp; EP13 and LLP Policy R3.</p>
15	<p><b>Drainage Maintenance</b></p> <p>Prior to occupation of the development a drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The drainage management and maintenance plan shall include as a minimum:</p> <ul style="list-style-type: none"> <li>i. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a management company; and</li> <li>ii. Arrangements for inspection and ongoing maintenance of all elements of the drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.</li> </ul> <p>The development shall subsequently be completed, maintained and managed in accordance with the approved plan.</p> <p>Reason: To ensure that management arrangements are in place for the drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.</p>
16	<p><b>Material Samples</b></p> <p>Prior to their implementation and use on site, samples or specifications of the following materials to be used in the construction of this development shall be submitted to and approved in writing by the Local Planning Authority (including the stadium building, public realm, security unit &amp; sub-station):</p> <ul style="list-style-type: none"> <li>i. External facing materials including façade brickwork and metal panels</li> <li>ii. Roofing materials</li> <li>iii. PV Panels</li> <li>iv. Portal materials</li> <li>v. Glazing</li> <li>vi. Ground surface materials for areas of hard landscaping</li> <li>vii. Specifications for all street furniture, hoardings and boundary enclosures (permanent).</li> </ul> <p>Reason: In order to ensure the materials are suitable for the development in the interests of visual amenity in accordance with UDP Policies HD18 and LLP Policies UD1 &amp; UD5.</p>



17	<p><b>Landscaping Scheme Submission / Implementation</b></p> <p>Within 18 months of commencement of development, or an alternative timeframe to be agreed with the Local Planning Authority, a detailed landscaping scheme for all external areas outside the stadium building shall be submitted and approved in writing by the Local Planning Authority. The scheme shall reflect the approved drawings and provide full details of the following:</p> <ul style="list-style-type: none"> <li>i. all planting areas including species, height and spacing of planting;</li> <li>ii. proposed ground surface materials for areas of hard landscaping</li> <li>iii. inclusive design provisions incorporated into the scheme, ensuring inclusive access to all areas around the stadium; and</li> <li>iv. a maintenance plan for the landscaped area.</li> </ul> <p>The approved landscaping scheme shall be implemented in full before first public use of the stadium.</p> <p>Any trees or shrubs which die, become diseased, damaged or are removed within 3-5 years of planting shall be replaced with trees and shrubs of similar sizes and species or as may otherwise be agreed with the local planning authority in the first available planting season thereafter.</p> <p>All works must be carried out to BS 8545:2014 Trees: from nursery to independence in the landscape and BS 4428: 1989 Code of Practice for General Landscape Operations.</p> <p>An audit trail of the plant stock used for the scheme must be submitted to the Local Planning Authority on completion of the planting.</p> <p>The newly planted trees must be irrigated in accordance with following schedule and include at least 75 litres of water per session ideally delivered using watering bags. Watering must be carried out on the first working day after each date for the 3 years following the planting: 15 April; 1 &amp; 15 May; 1 &amp; 15 June; 1, 8, 15 &amp; 22 July; 1, 8 &amp; 15 August; 1 September.</p> <p>Reason: It is in the interests of visual amenity and in accordance with Policies HD18, HD19 &amp; HD23 of the UDP and Policies UD3 UD4 &amp; GI 7 of the LLP.</p>
18	<p><b>Regent Road Boundary Wall - Demolition, Repair and Construction Works</b></p> <p>Demolition, repair and construction works to the grade II listed Regent Road boundary wall, including the creation of the 3no. new pedestrian access gates and surrounding stonework, shall be carried out in accordance with the approved plans and Construction Management Plan.</p> <p>Reason: For the avoidance of doubt.</p>
19	<p><b>Retaining Dock Wall Repairs</b></p> <p>Any repair works to the grade II listed Bramley Moore Dock retaining walls and associated curtilage shall be carried out in accordance with a methodology statement to be submitted to and agreed in writing with the Local Planning Authority.</p>

	<p>Reason: The Council wishes to ensure that the works are satisfactory to protect the significance of the heritage asset.</p>
20	<p><b>Bramley-Moore Dock Gates - Retention &amp; Protection Works</b></p> <p>The dock gates within the grade II listed Bramley Moore Dock shall be retained and protected in accordance with details to be submitted to and approved in writing with the Local Planning Authority.</p> <p>Reason: The Council wishes to ensure that the works are satisfactory to protect the significance of the heritage asset.</p>
21	<p><b>Heritage Artefacts</b></p> <p>The retention / relocation / removal of heritage features identified in the Heritage Asset Schedule &amp; Plans (Appendix 18.6, ES Volume 3), shall be carried out in accordance with the approved schedule unless otherwise agreed in writing by the local planning authority. Any additional heritage features identified during construction shall be reported in an updated Heritage Asset Schedule which is to be submitted to and approved in writing by the local planning authority. Additional features should not be removed from the site prior to written approval of the Local Planning Authority.</p> <p>In advance of temporary removal to enable construction, details of temporary storage shall be submitted to and approved in writing by the local planning authority.</p> <p>Reason: The Council wishes to ensure that the works are undertaken in accordance with the approved arrangements in order to protect the significance of the identified heritage assets.</p>
22	<p><b>Archaeology WSI</b></p> <p>No ground works, excluding demolition, site preparation and infill, shall take place until the applicant has submitted a Written Scheme of Investigation for the archaeological work required for the specific receptor locations identified in ES Chapter 19, Volume 2 and Appendix 19.1, ES Volume 3 for approval in writing by the Local Planning Authority. The work shall be carried out strictly in accordance with the approved scheme.</p> <p>Reason: To ensure appropriate investigation, conservation, recording and publication of archaeological remains that would be affected by the development from the first construction stage, in accordance with UDP Policy HD17 and LLP Policy HD1.</p>
23	<p><b>Archaeological Building Recording</b></p> <p>No demolition shall take place until the applicant has submitted a written programme of archaeological building recording for approval in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved programme.</p> <p>Reason: To ensure appropriate investigation, conservation, recording and publication of archaeological remains that would be affected by the development from the first</p>

	construction stage, in accordance in accordance with UDP Policy HD17 and LLP Policy HD1.
24	<p><b>External Lighting</b></p> <p>Prior to the completion of the stadium construction, or an alternative timeframe to be agreed with the Local Planning Authority, a comprehensive scheme of the specification for external site lighting; architectural lighting; and stadium flood lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting details shall be in accordance with the strategy as outlined in Chapter 16 of Volume 2 the Environmental Statement, Appendix 16.1 of Volume 3 of the Environmental Statement and approved lighting plans and include details for:</p> <ul style="list-style-type: none"> <li>a) the illumination of the playing surface;</li> <li>b) the stadium roof and building exterior, including all external areas within the site with information regarding lighting lux levels, colour and coverage;</li> <li>c) lighting operations with time controls to prevent glare and light pollution;</li> <li>d) type and location of all luminaires; and</li> <li>e) extent and method of lighting signage including any projections.</li> </ul> <p>All external light fittings shall be orientated so that any measurements taken at any nearby habitable room windows do not exceed the following limits:</p> <ul style="list-style-type: none"> <li>i. Pre-Curfew Period (07:00-23:00) - maximum of 10 lux.</li> <li>ii. Post-Curfew Period (23:00-07:00) - maximum of 2 lux.</li> </ul> <p>The approved scheme shall be implemented prior to the stadium being brought into use and no other external lighting installed without the prior consent of the Local Planning Authority.</p> <p>Reason: In the interests of the safety and convenience of stadium users, and to avoid light pollution in accordance with UDP Policies H4, C7 and LLP Policy R1.</p>
25	<p><b>Stadium Floodlighting Curfew</b></p> <p>The main stadium floodlights shall be turned off at 23:59 and no floodlighting to outdoor areas shall take place outside the hours between the hours of 23:59 - 07:00.</p> <p>Reason: In order to avoid light pollution occurring during the late night-time period and safeguard the amenity of adjacent occupiers.</p>
26	<p><b>Bat Mitigation</b></p> <p>The mitigation measures proposed to protect bats described in paragraph 12.12.14 of Appendix 12.1, ES Volume 3 shall be implemented in full accordance with the details proposed unless otherwise agreed in writing by the Local Planning Authority</p> <p>Reason: To ensure any necessary provisions to safeguard protected species are undertaken in accordance with UDP Policy OE5 and LLP Policy GI5.</p>

27	<p>Operational Waste Management Strategy</p> <p>The development shall be carried out and maintained in accordance with the Operational Waste Management Strategy submitted with the application (Buro Happold ref 040026 Rev P05 dated 12 August 2020) unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure that appropriate arrangements are made for waste management including allowance for the storage, transfer and collection of waste to reduce impact on the general amenity of surrounding occupiers in accordance with Policy WM9 of the Merseyside and Halton Joint Waste Local Plan.</p>
28	<p>Signage Strategy</p> <p>Prior to completion of the stadium construction a Signage Strategy shall be submitted to an approved in writing by the Local Planning Authority which provides details of the guidance measures for governing all signage and advertisements that will be:</p> <ul style="list-style-type: none"> <li>i. Externally projected from the interior of the stadium (e.g. portal/glazed windows);</li> <li>ii. Displayed on any external elevations of the stadium or other associated structure (sub-station, security hut),</li> <li>iii. Displayed on the stadium roof; and</li> <li>iv. Displayed on site boundary enclosures/fences or within the external public realm areas.</li> </ul> <p>The strategy shall define the means and scope of any proposed branding on the external elevations of the stadium building, in accordance with the signage zones shown on the approved plans.</p> <p>The approved scheme shall be implemented prior to the stadium being brought into use unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In order that any signage or advertisements displayed on the stadium building or elsewhere within the site are managed in accordance with an overall strategy, so as to ensure a satisfactory external appearance and to preserve the integrity of the design of the stadium.</p>
29	<p>Wayfinding, Signage &amp; Interpretation</p> <p>Prior to completion of the stadium construction, or an alternative timeframe to be agreed by the Local Planning Authority, details of a package of wayfinding, signage &amp; interpretation measures that facilitate access within the site shall be submitted to and approved in writing by the Local Planning Authority. The submitted wayfinding and signage proposals shall reflect intentions outlined in Chapter 12 of the Design &amp; Access Statement and Chapter 8 of the Design and Access Statement Addendum submitted with the application with all works proposed implemented in accordance with the approved details prior to the stadium being brought into use unless agreed in writing by the Local Planning Authority.</p> <p>Reason: In order to promote sustainable access to the stadium and enhance appreciation of the site's historic dockland location.</p>

30	<p>Advertisement/Signage Control</p> <p>Notwithstanding the provisions of Schedule 3 The Town and Country Planning (Control of Advertisements) (England) Regulations 2007, no advertisements or other signage shall be displayed on any external elevation of the stadium development (including inside windows), the stadium roof, or on any of the site boundary enclosures or within the external areas which does not conform to the Signage Strategy approved as a condition of this permission.</p> <p>Reason: In order that any advertisements displayed on the building are assessed in the context of an overall strategy, so as to ensure a satisfactory external appearance and to preserve the integrity of the design of the building.</p>
31	<p>Public Art Strategy</p> <p>Prior to completion of the stadium construction, or an alternative timeframe to be agreed by the Local Planning Authority, details of proposals for the inclusion of public art in external public realm areas within the application site shall be submitted to and approved by the Local Planning Authority. The public art proposals shall be based on the intent / principles set out in Section 7.0 of the Design &amp; Access Statement Addendum (September 2020).</p> <p>The works shall be implemented in accordance with the approved details prior to the stadium being brought into use unless agreed in writing by the Local Planning Authority.</p> <p>Reason: In order to comply with UDP Policy HD24 and LLP Policy UD3 and ensure public art features are carefully considered in the development.</p>
32	<p>Public Realm Management Plan</p> <p>Prior to first public access of the site, a Public Realm Management Plan shall be submitted for approval in writing by the Local Planning Authority. The management plan shall set out arrangements for managing public access to external public realm areas within the site.</p> <p>All publicly accessible areas within the site, outside the stadium building, shall remain open and available for public use at all times (24/7) apart from occasions when public access has to be restricted for security/safety reasons to ensure the safe management of the site in accordance with criteria that have been submitted and agreed in writing by the Local Planning Authority in the management plan.</p> <p>The plan shall be implemented in accordance with the approved details unless agreed in writing by Local Planning Authority.</p> <p>Reason: In the interests of public amenity and safety.</p>
33	<p>Fan Plaza Management Plan</p> <p>No structures associated with food, drink and entertainment concessions (including temporary structures/vehicles) shall be erected within the external public realm area</p>

	<p>until a Fan Plaza Management Plan (FPMP) has been submitted to and approved in writing by the Local Planning Authority. The FPMP shall provide clear guidelines which support the use and activation of the external public realm areas for match day and major event day entertainment, in accordance with the principles set out in Section 7.8.3 of the Design &amp; Access Statement Addendum. The FPMP will define the means of control for the siting and extent of any structures/vehicles with details regarding the design, appearance and use; means of power supply and lighting; PA Systems; furniture; litter control measures; period of installation; and arrangements for the installation and removal of any structures/vehicles.</p> <p>All uses within the external public realm area shall only be operated in accordance with the approved details unless agreed in writing by the Local Planning Authority.</p> <p>Reason: These details are not included in the application and the Council wishes to ensure that all temporary facilities are appropriate for the approved use of the site to safeguard it's visual amenity.</p>
34	<p>Drain Interceptors</p> <p>Prior to being discharged to any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas, roadways and hard standings for vehicles shall be passed through an agreed level of treatment designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.</p> <p>Reason: To prevent the pollution of the water environment in accordance with UDP Policies EP11, EP12 &amp; EP13 and LLP Policy R3.</p>
35	<p>Telecoms Permitted Development Restrictions</p> <p>Notwithstanding the provisions of Schedule 2 of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order replacing or superseding that Order), no telecommunications equipment shall be installed upon the roof of the stadium building hereby permitted without the written agreement of the local planning authority.</p> <p>Reason: The City Council wishes to retain control over any addition of telecommunications equipment or roof top structures in the interests of protecting the integrity of the building design and general visual amenity and in accordance with Policy HD18 of the Liverpool Unitary Development Plan.</p>
36	<p>Operating Hours</p> <p>No more than four non-football events (e.g. concerts and other sporting events) as described in Chapter 3 of the Environmental Statement Vol II submitted with the application shall take place at full capacity within the stadium in any calendar year, and of those no more than two may continue up until 23:30 with all music concerts finishing by 23:00.</p> <p>Reason: it is in the interest of residential amenity.</p>

37	<p>Noise Level Limits - Concerts</p> <p>During sound checks, rehearsals and Major Events, the music noise level (MNL) measured at a point one metre from the façade of any noise sensitive receptor shall not exceed 75 dB LAeq 15min.</p> <p>Reason: it is in the interest of residential amenity.</p>
38	<p>External Public Realm Noise Controls</p> <p>There shall be no amplified music within the external public realm areas, beyond levels agreed with the Local Planning Authority (in conjunction with the Environmental Health Service).</p> <p>Reason: To protect residential amenity and avoid causing noise nuisance to neighbouring premises.</p>
39	<p>Stadium Building - Noise Control Measures</p> <p>Noise control measures must be employed such that amplified music generated within the internal concourse and hospitality areas contained within the stadium building does not give rise to noise levels exceeding NR25 at the boundary of any nearby residential accommodation (expressed in terms of the maximum sound pressure level in each octave band) outside the hours of 07:00 - 23:30.</p> <p>Reason: To protect the amenity of such residential occupiers.</p>
40	<p>Stadium Building - Plant Noise</p> <p>The rating level of the noise emitted from any fixed plant or machinery on/within the stadium building shall not exceed the existing background noise level. The noise level shall be determined at the nearest noise sensitive premises. The measurements and assessments shall be made according to BS4142:2014+A1:2019. 'Methods for rating and assessing industrial and commercial sound'.</p> <p>Reason: To protect public amenity.</p>
41	<p>Spectator Numbers</p> <p>The stadium shall be restricted to a maximum of 52,888 spectators.</p> <p>Reason: The application has been assessed based on this capacity as this was the figure submitted in the planning application and the Local Planning Authority would need to consider the acceptability of any increase should safe standing be permitted in future.</p>
42	<p>Electric Charging Vehicle Strategy / Implementation</p> <p>Prior to works associated with the laying out of the car park area, an 'Electric Vehicle Infrastructure Strategy and Implementation Plan' has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of the</p>

	<p>specification and maintenance of the electric vehicle charging points. The electric vehicle charging points shall be implemented in accordance with the approved details and timescales for implementation, with the agreed details maintained in a working manner thereafter. Parking or servicing areas not provided with charging points shall be installed in a manner to allow the future installation of electric charging points.</p> <p>Reason: In order to ensure electric vehicle charging points are provided in accordance with approved details.</p>
43	<p><b>Staff Travel Plan</b></p> <p>Within six months of the first public use of the stadium, or in accordance with a timeframe that has been previously agreed in writing by the Local Planning Authority, a Staff Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Staff Travel Plan shall be based on the submitted Interim Travel Plan (dated September 2020) and detail:</p> <ul style="list-style-type: none"> <li>i. Measures to encourage sustainable transport options and reduce the need to travel to and from the site by private motor vehicle; and</li> <li>ii. The timing of such measures.</li> </ul> <p>The operation of the stadium shall be undertaken in accordance with the approved Staff Travel Plan and shall be maintained and kept up to date, taking account of any changes in circumstances.</p> <p>Reason: In order to manage travel demand in accordance UDP Policies T6, T7 &amp; T8 and LLP Policies TP1, TP5 &amp; TP6.</p>
44	<p><b>On-Site Parking Management</b></p> <p>In accordance with submitted plans hereby approved, on-site parking within the application site is limited to a maximum of 159no. car parking spaces (including 26no. electric vehicle charging bays and 54no. accessible bays) and 4no. motorcycle bays at all times.</p> <p>Prior to first public use of the stadium, a Car Park Management Plan shall be prepared and submitted for approval to the Local Planning Authority. The plan should set out the detail of how on-site parking provision is to be managed. The development shall thereafter be managed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In order to ensure on-site parking is provided as proposed on the approved plans and thereafter maintained in line with an agreed Parking Management Plan in accordance with UDP Policy T12 and LLP Policy TP8.</p>
45	<p><b>Off-Site Highway Works</b></p> <p>No less than 12 months prior to the first public use of the stadium, a scheme for the design and construction of a series of highway improvement works shall be submitted to and approved in writing by the Local Planning Authority based upon the recommendations of the Transport Assessment (including the submitted Match Day</p>



	<p>Strategy and Major Event Transport Strategy). The scheme of highways works shall be implemented under a S278 Agreement and for the avoidance of doubt shall include the following provisions:</p> <ul style="list-style-type: none"> <li>i. Improvements to Street Lighting on Blackstone Street, Sandhills Lane, Walter Street, all areas proposed for coach parking and taxi ranks (subject to lighting review / assessment);</li> <li>ii. A scheme of highway signage local to the stadium to direct the travelling public to the stadium. Traffic approaching from the north to use Boundary Street, and traffic approaching from the south to use Blackstone Street;</li> <li>iii. Amendments and additions to the existing scheme of directional approach signing on the strategic routes (and pedestrian routes) to the existing football stadia, to direct EFC traffic to Bramley-Moore Dock, and not Goodison Park;</li> <li>iv. Amendments and improvements to Regent Road to facilitate vehicle and pedestrian movements in and out of the stadium grounds without detriment to the two-way cycle lane on Regent Road;</li> <li>v. Upgrade of footways on Blackstone Street to be more suited to the high footfall anticipated, subject to review and assessment via pedestrian audit;</li> <li>vi. A pedestrian wayfinding signage scheme to direct pedestrians to the Stadium from the City Centre and the nearest public transport options, to include additions to the City Council's existing city-wide pedestrian signage scheme;</li> <li>vii. Two new VMS Signs on north and southbound approaches, exact locations to be agreed with LCC, to be coordinated with the wider VMS programme; and</li> <li>viii. Removal of deterrent paving on Great Howard Street at its junction with Boundary Street</li> </ul> <p>The scheme shall be completed in accordance with the approved details before the stadium is brought into first public use unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: The highways improvement works listed are required to support the development and have been agreed to be necessary with the applicant in the interests of highway and pedestrian safety.</p>
46	<p><b>Off-Site Parking Management Strategy</b></p> <p>No less than 12 months prior to the first public use of the stadium, details of an off-site parking management strategy shall be submitted to and agreed in writing by the Local Planning Authority. The strategy shall be prepared in accordance with the Proposed Parking Restrictions Plan (Appendix I of the Transport Assessment, Appendix 7.1, ES Volume III) and include:</p> <ul style="list-style-type: none"> <li>i. Extending the existing FMPZ to include those additional residential areas identified in the Transport Assessment</li> <li>ii. Introducing a new Business Permit Parking Area to the immediate east of the stadium identified in the Transport Assessment;</li> <li>iii. Introducing more general, location specific kerbside parking and loading restrictions in the Northern Industrial Area outlined in the Transport Assessment,</li> <li>iv. A package of kerbside use restrictions to accommodate Coach Parking facilities, as outlined in the Transport Assessment;</li> <li>v. A scheme of works to introduce a taxi-rank on Boundary Street, the exact nature</li> </ul>

	<p>and location to be agreed with LCC, to take full account of the existing low bridge restriction and existing cycle lanes;</p> <p>vi. A scheme of highway works to introduce a (match and event day use only) taxi rank on Dublin Street; and</p> <p>vii. A scheme of works on Sandhills Lane to re-designate kerbside space to taxis, coaches and buses;</p> <p>The scheme shall be completed in accordance with the approved details before the stadium is brought into first public use unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In order to ensure all necessary off-site parking restrictions are delivered in accordance with details agreed by the Highways Authority in the interests of highway and pedestrian safety.</p>
47	<p><b>Cycle Parking</b></p> <p>No part of the development shall be occupied or brought into use until the areas indicated on the submitted plans to be set aside for the provision of 152no. cycle parking spaces (including 30no. covered spaces) have been provided in accordance with the details and specifications shown in drawing GA Plan Furniture - Street Furniture, Wind Mitigation &amp; Signage (dwg. no. BMD01-PLA-L1-00-DR-L-4000 Rev. P16). The cycle parking shall be retained as such thereafter.</p> <p>Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.</p>
48	<p><b>Motor Vehicle Movement Restrictions - Crowd Safety/Security</b></p> <p>No motor vehicles/motor bikes, except those under the direction of the emergency services, shall be permitted to access or egress the Hostile Vehicle Mitigation Zone area defined in the submitted Security Planning Report and Transport Assessment (Appendix 7.1, ES Volume III),</p> <p>On Match and Major Event Days, no motor vehicle/motor bike movements in or out of the stadium grounds are permitted from 1 hour before kick-off until 45 minutes after final whistle.</p> <p>Reason: In the interests of highway and pedestrian safety.</p>
49	<p><b>Biodiversity Net Gain</b></p> <p>Prior to dock infill, a scheme for offsetting biodiversity impacts on the site shall be submitted to the local planning authority. Any proposed offsetting scheme shall include:</p> <ul style="list-style-type: none"> <li>o Details of the offset requirements of the development in accordance with the current Defra biodiversity metric;</li> <li>o The identification of a receptor site or sites which generate a net gain of [10%] or such amount as is prescribed in statute prior to dock infilling works commencing;</li> <li>o The provision of evidence of arrangements that secures the delivery of the offsetting</li> </ul>

	<p>scheme;</p> <p>o A management and monitoring plan (which shall include for the provision and maintenance of such offsetting measures for a period of not less than 25 years from commencement of development).</p> <p>No dock infilling works shall be undertaken prior to this condition being discharged and dock infill works shall not be commenced prior to the written approval of the scheme by the local planning authority. The developer shall thereafter secure and implement such measures in accordance with the requirements of the approved scheme.</p> <p>Reason: In the interests of promoting nature conservation in accordance with UDP Policy OE6 and LLP Policy GI5.</p>
50	<p>Water Channel - Habitat Creation Plan</p> <p>Prior to excavation works associated with the creation of the new water channel within the application site, a habitat creation plan shall be submitted to and approved by the local planning authority. The design should incorporate artificial habitat features to increase complexity and make it easier for wildlife to colonise and utilise it. Features to be considered should include, but not be limited to, cracks and crevices, artificial reefs and floating islands. The development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of promoting nature conservation in accordance with UDP Policy OE6 and LLP Policy GI5.</p>
51	<p>Building Works - Ecology</p> <p>No scrub removal, ground clearance and/or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, scrub and affected areas are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.</p> <p>Reason: In order to minimise disturbance to wildlife in accordance with UDP Policy OE6 and LLP Policy GI5.</p>
52	<p>Externally Mounted Plant</p> <p>Following the first use of the development, no additional externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted, unless full details thereof, including design and acoustic emissions data, have first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In order for the LPA has the opportunity to assess such features in relation to the approved building design.</p>

## **INFORMATIVES**

Reason for Approval - Please refer to Appendix 9
Schedule of Approved Documents - Please refer to Appendix 8
Decision Policy Reasons - Please refer to Appendix 7.
This permission is granted subject to the applicant entering into a legal agreement under Section 106 of the Town and Country Planning Act 1990. (Please refer to Appendix 10 for details).
Local Planning Authority Advice for Applicant: Note the works to Regent Road boundary wall and Bramley Moore Dock hereby approved are also subject to applications for Listed Building Consent ref No's 20L/2543 and 20L/2611, and the development to be carried out must be completed in accordance with any conditions attached to the corresponding Listed Building Consents.
Local Planning Authority Advice for Applicant: Liverpool expects strict compliance with all conditions attached to planning decisions. Conditions particularly pre-commencement conditions require submission to and approval in writing by local planning authority before any works start. Failure to discharge conditions before commencing development could result in the development being unlawful. Central Government regulations since April 2008 now mean that a fee is normally payable to formally discharge planning conditions.
Local Planning Authority Advice for Applicant: The permission hereby granted does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by the applicant, including party boundaries. Applicants should satisfy themselves that the agreement of any adjoining land owners has been given prior to works commencing on site.
Local Planning Authority Advice for Applicant: The application site is on previously contaminated land which has been remediated (cleaned up) by the developer. Under the circumstances you are advised that No development shall take place until the Environmental Health & Trading Standards Division (Environmental Protection Unit) has been contacted and approval obtained in writing.
Local Planning Authority Advice for Applicant: Liverpool City Council guidance relating to the re-development of potentially-contaminated land is available at <a href="http://www.liverpool.gov.uk/Business/Environmental-health/contaminated-land/">http://www.liverpool.gov.uk/Business/Environmental-health/contaminated-land/</a> . This sets out general advice for Developers, the responsibilities of all involved parties, and detailed technical requirements for Environmental Consultants preparing information for regulatory submission. The Developer & Consultants. Guide, in particular, should be followed during the preparation and reporting of investigations so as to ensure of their adequacy, and allow swift, informed decisions to be made on the suitability of a proposed development and any remediation schemes put forward. We stress that failure of an appointed Environmental Consultant to submit adequate information is likely to result in requests for further information, which may delay the commencement of a development, or prevent the discharge of associated Planning Conditions.
Canal & Rivers Trust Advice for Applicant: The applicant/developer is advised to contact The Third Party Works Team ((01782 779909)) in

order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust. The applicant/developer is advised to contact the Canal & River Trust Utilities Team at the Wigan Office on 01942 405766 to discuss the acceptability of discharging surface water from the site to the adjacent canal in order to ensure that any necessary consents are obtained. Please be advised that the Trust is not a land drainage authority, and such discharges are not granted as of right- where they are granted, they will usually be subject to completion of a commercial agreement.

**Local Planning Authority Advice for Applicant:**

The applicant is advised that the challenge to comply with the requirements of the Disability Discrimination Act (DDA) 1995 (updated 2005) and the Equality Act 2010 remains the duty of the building occupier. The Acts oblige the service provider / operator of a building or place that is open for people to enter or use, to remove, alter or provide a reasonable means of avoiding physical barriers where it would be seen as a reasonable adjustment and where it is possible to do so.

**Environment Agency Advice:**

Model Procedures and good practice

Due to the former land use(s), soil and /or groundwater contamination may exist at the site and the associated risks to controlled waters should be addressed by:

We recommend developers should:

- " Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination
- " Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health
- " Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- " Refer to the contaminated land pages on gov.uk for more information

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance with BS 10175 (2001) Code of practice for the investigation of potentially contaminated sites. The competent person would normally be expected to be chartered member of an appropriate body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites. The Specialist in Land Condition (SiLC) qualification administered by the Institution of Environmental Management provides an accredited status for those responsible for signing off LCR's. For further information see - [www.silc.org.uk](http://www.silc.org.uk)

**Piling and Penetrative ground improvement methods**

Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

**Environment Agency Advice:**

If waste is to be used on site, the applicant will need to ensure they can comply with the exclusion

from the Waste Framework Directive (WFD) (article 2(1) (c)) for the use of, 'uncontaminated soil and other naturally occurring material excavated in the course of construction activities. Meeting these criteria means the material is not waste and permitting requirements do not apply.

Where the applicant cannot meet the criteria, they will be required to obtain the appropriate waste permit or exemption from us. A deposit of waste to land will either be a disposal or a recovery activity. The legal test for recovery is set out in Article 3(15) of WFD as:

" Any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy.

" We have produced guidance on the recovery test which can be viewed as (insert <https://www.gov.uk/guidance/waste-recovery-plans-and-permits#waste-recovery-activities>)

" You can find more information on the Waste Framework Directive here: <https://www.gov.uk/government/publications/environmental-permitting-guidance-the-waste-framework-directive>

More information on the definition of waste can be found here:

<https://www.gov.uk/government/publications/legal-definition-of-waste-guidance>

More information on the use of waste in exempt activities can be found here:

<https://www.gov.uk/government/collections/waste-exemptions-using-waste>

Non-waste activities are not regulated by us (i.e. activities carried out under the CL:ARE Code of Practice), however you will need to decide if materials meet End of Waste or By-products criteria (as defined by the Waste Framework Directive). The 'Is it waste' tool, allows you to make an assessment and can be found here:

<https://www.gov.uk/government/publications/isitwaste-tool-for-advice-on-the-by-products-and-end-of-waste-tests>

We are keen to work with you in resolving any of the above issues, should you wish us to undertake a detailed review of your reports or want further advice to address the above issues, and we can do this as part of our charged service.

Further engagement at the pre-application stage can speed up the formal planning application process and provide you with certainty as to what our response to your planning application will be. It should also result in a better quality and more environmentally sensitive development. As part of our charged for service we will provide a dedicated project manager to act as a single point of contact to help resolve any problems.

We currently charge £100 per hour (VAT). We will provide you with an estimated cost for any further discussions or review of documents.

The terms and conditions of our charged for service are available upon request and we recommend that you contact the area Sustainable Places team at the following email address [SPPlanning.RFH@environment-agency.gov.uk](mailto:SPPlanning.RFH@environment-agency.gov.uk)

Environment Agency Advice:

The applicant has assessed the risks to water quality during construction and must implement the

controls they have highlighted. These should be secured in a CEMP and their effectiveness reviewed regularly when construction is underway.

The dewatering and discharge activities associated with this development will require an Environmental Permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies.

The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/environmental-permit-check-if-you-need-one>.

Merseyside Fire and Rescue advice:

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

Access for fire appliances should comply with the requirements of Approved Document B5 of the Building Regulations.

- Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

- Transportation (Lorry/coach parks - multi-storey car parks - service stations)

- Shopping, offices, recreation and tourism

\* The premises should comply with Section 55 of the County of Merseyside Act 1980

Highways Authority Advice for Applicant:

The applicant is advised that all necessary off-site highway works shall be carried out by means of a Section 278 Highways Agreement and all highway materials removed shall be reclaimed by the City Council. In this respect, the applicant should contact the Council's Highway Development Control Team on 0151 233 0324 or email [HDC@Liverpool.gov.uk](mailto:HDC@Liverpool.gov.uk) to be advised further on the processes and information requirements.

Highways Authority Advice for Applicant:

If a street name and/or property numbering is required as part of this development, developers are required to contact Liverpool City Council who are the street naming and property numbering authority to arrange for addresses to be attributed to the development. Developers or property owners cannot attribute property numbers or addresses themselves, these can only be undertaken by the Council. Attributing addresses can take approximately 6 weeks to progress from application therefore applicants must give themselves sufficient time and are advised to make an early application to enable the process to be completed so that an address can be issued and used. In the first instance, the applicant is required to contact the Council's Highway Development Control Team on 0151 233 0324 or email [HDC@Liverpool.gov.uk](mailto:HDC@Liverpool.gov.uk) to be advised further on the processes and information requirements. Please note there is a fee for this process which shall be advised upon application.

## **NOTES FOR PLANNING DECISION NOTICES**

### **OTHER CONSENTS**

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular, if building alterations are involved these may also require consent under the Building Regulations and before commencing work this aspect should be discussed with Building Control (Email: [building.control@liverpool.gov.uk](mailto:building.control@liverpool.gov.uk) Tel: 0151 233 4458/ 4467). Where a building regulations approval is obtained and this requires changes from your planning permission, revised drawings must be submitted to the Divisional Manager Planning.

### **COMPLIANCE WITH THE PERMISSION/CONSENT**

It is important that this permission/consent is implemented strictly in accordance with the plans approved by the consent. Where a planning permission is granted subject to conditions it is important that these are fully complied with. Non-compliance with the conditions of the permission/consent may well result in a Breach of Condition Notice being served on you or any other appropriate enforcement action required to remedy the breach of planning control.

### **APPEALS TO THE PLANNING INSPECTORATE**

If you are aggrieved by the decision of the city council as local planning authority then you can appeal to the Planning Inspectorate. *Please note, only the applicant possesses the right of appeal.*

If you want to appeal, then you must do so within **six months** of the date of issue of this notice.

The Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate). The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

If you do not have access to this service, forms can be obtained from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay Bristol, BS1 6PN. (Tel: 0303 444 5334 or e-mail: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)). *You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.*

### **PURCHASE NOTICES**

If the local planning authority or the Office of the Deputy Prime Minister refuses to grant permission to develop land or grants it subject to conditions, the owner may claim in certain circumstances that the land has become incapable of development. In these circumstances, the owner may serve a Purchase Notice on the Council under Part VI of the Town and Country Planning Act 1990, requiring the Council to purchase the owners interest in the land.

### **COMPENSATION**

In certain limited circumstances, a claim must be made against the local planning authority for compensation. The circumstances in which compensation is payable are set out in Parts VI and V of the Town and Country Planning Act 1990.

### **NEW RESIDENTIAL DEVELOPMENT**

In order to ensure that minimum disruption occurs once a development is completed; developers are asked to contact all the public utilities to ensure that adequate services are provided at the outset. In particular developers are asked to contact the Cable TV provider

### **PUBLIC NOTICE – PARTY WALL ETC. ACT 1996**

From the 1 July 1997 any person intending to carry out works affecting party walls or involving excavations for foundations adjacent to a party wall will be required to serve notice on all adjoining owners before work commences. You are advised to engage the services of a private surveyor to act on your behalf in any formal private procedures and agreements that you are now required, by The Party Wall etc. Act 1996, to enter into.

Failure to comply with the Act may result in civil action being taken against you.



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## **Appendix 8 – List of Approved Plans and Application Documents**

### **Approved Application Documents:**

- Planning Statement (& September 2020 Addendum)
- Alternative Sites Assessment (September 2020)
- Design & Access Statement (& September 2020 Addendum)
- Statement of Community Engagement
- Section 106 Draft Heads of Terms
- Desk Top Utilities Search
- Security Planning Report
- Sustainability Statement
- Energy Statement
- Hydraulic Engine House – Design Intent Report
- Hydraulic Engine House - Visual/Structural Condition Appraisal
- Social and Heritage Value Report (incl. Post Covid Update)
- The Societal Value of the Relocation of Everton Football Club (& Update)
- Bathymetric survey
- Bramley-Moore Dock Condition Survey
- Utilities Status Report
- Interim Staff Travel Plan
- Match Day Transport Strategy Summary
- Framework Event Transport Strategy Summary
- Environmental Statement

### **Approved Plans:**

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### submitted plans list

DRAWING NAME	DRAWING REFERENCE	PREPARED BY	PLAN FOR APPROVAL (Y / N)
Site Location Plan	BMD01-PAT-S0-ZZ-DR-A-010006 Rev. P02	Pattern Design	N
Overall Plan – Existing Site Plan	BMD01-PAT-S0-ZZ-DR-A-010001 Rev. P02	Pattern Design	N
Overall Plan - Existing Site Sections	BMD01-PAT-S0-ZZ-DR-A-010003 Rev. P02	Pattern Design	N
Existing Regent Road Dock Wall Elevation – from Regent Road	BMD01-PAT-S0-ZZ-DR-A-010004 Rev. P02	Pattern Design	N
Existing Regent Road Dock Wall Elevation – Bramley Moore Dock	BMD01-PAT-S0-ZZ-DR-A-010005 Rev. P02	Pattern Design	N
Existing Building Elevations – two-storey building	BMD01-MEI-A3-ZZ-DR-A-0006-P00	Meis Architects	N
Existing Building Elevations – Warehouse Building (1)	BMD01-MEI-A3-ZZ-DR-A-0007-P00	Meis Architects	N
Existing Building Elevations – Warehouse Elevations (2)	BMD01-MEI-A3-ZZ-DR-A-0008-P00	Meis Architects	N
Overall Plan - Demolition Plan	BMD01-PAT-S0-ZZ-DR-A-180002 Rev. P02	Pattern Design	Y
Site Plan Roof	BMD01-PAT-S0-ZZ-DR-A-201000 Rev. P05	Pattern Design	Y
Proposed Site Plan Roof (with adjacent layout)	BMD01-PAT-ZZ-EX-DR-A-201000 Rev. P04	Pattern Design	N
Proposed Plan Floor – Level 00	BMD01-PAT-4A-00-DR-A-201001Rev. P05	Pattern Design	Y

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Proposed Floor Plan – Level 01	BMD01-PAT-4A-01-DR-A-201001 Rev. P05	Pattern Design	Y
Proposed Floor Plan – Level 02	BMD01-PAT-4A-02-DR-A-201001 Rev. P04	Pattern Design	Y
Proposed Floor Plan – Level 03	BMD01-PAT-4A-03-DR-A-201001 Rev. P04	Pattern Design	Y
Proposed Floor Plan – Level 04	BMD01-PAT-4A-04-DR-A-201001 Rev. P04	Pattern Design	Y
Proposed Floor Plan – Gantry Level	BMD01-PAT-4A-R2-DR-A-201001 Rev. P04	Pattern Design	Y
Proposed Floor Plan – Roof Level	BMD01-PAT-4A-R3-DR-A-201001 Rev. P04	Pattern Design	Y
Proposed Top of Bowl Plan	BMD01-PAT-4A-ZZ-DR-A-281001 Rev. P04	Pattern Design	Y
Proposed Stadium Elevations East and West	BMD01-PAT-ZZ-ZZ-DR-A-202006 Rev. P05	Pattern Design	Y
Proposed Stadium Elevations North and South	BMD01-PAT-ZZ-ZZ-DR-A-202005 Rev. P05	Pattern Design	Y
Regent Road Wall Proposed Openings Elevations, Plans & Sections	BMD01-PAT-ZZ-EX-DR-A-904100 Rev. P03	Pattern Design	Y
Regent Road Wall Proposed Turret Gates Elevations, Plans & Sections	BMD01-PAT-ZZ-EX-DR-A-904101 Rev. P01	Pattern Design	Y
Proposed Study – Western Quay - Sheet 01 of 02	BMD01-PAT-ZZ-EX-DR-A-904110 Rev. P04	Pattern Design	Y
Proposed Study – Security Hut – Sheet 01 of 01	BMD01-PAT-ZZ-EX-DR-A-904120 Rev. P02	Pattern Design	Y
Enlarged Building Elevations	BMD01-PAT-ZZ-ZZ-DR-A-202004 Rev. P03	Pattern Design	Y
Proposed Stadium Sections – Sections North-South & East-West	BMD01-PAT-ZZ-ZZ-DR-A-203001 Rev. P03	Pattern Design	Y
Proposed Site Sections (with adjacent development)	BMD01-PAT-ZZ-EX-DR-A-	Pattern	N

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	203000 Rev. P03	Design	
Proposed Enlarged Building East & West	BMD01-PAT-ZZ-ZZ-DR-A-203015 Rev. P03	Pattern Design	Y
Proposed Enlarged Building North & South	BMD01-PAT-ZZ-ZZ-DR-A-203016 Rev. P03	Pattern Design	Y
Proposed Site Pedestrian Access Plan	BMD01-PAT-S0-ZZ-DR-A-000020 Rev. P04	Pattern Design	Y
Proposed Site Vehicular Access Plan	BMD01-PAT-S0-ZZ-DR-A-000021 Rev. P04	Pattern Design	Y
Proposed Signage and Screens Plan Roof	BMD01-PAT-ZZ-ZZ-DR-A-711070 Rev. P04	Pattern Design	Y
Proposed Signage and Screens Building East & West Elevations	BMD01-PAT-ZZ-ZZ-DR-A-712700 Rev. P06	Pattern Design	Y
Proposed Signage and Screens Building North & South Elevations	BMD01-PAT-ZZ-ZZ-DR-A-712701 Rev. P06	Pattern Design	Y
Proposed Signage and Screens – Site Accessory Structures	BMD01-PAT-ZZ-ZZ-DR-A-712703 Rev. P02	Pattern Design	Y
Proposed South Wind Baffles	BMD01-PAT-ZZ-EX-DR-A-904130 Rev. P01	Pattern Design	Y
Proposed North Wind Baffles	BMD01-PAT-ZZ-EX-DR-A-904131 Rev. P01	Pattern Design	Y
Proposed Enlarged West Portal Elevation	BMD01-PAT-ZZ-ZZ-DR-A-202007 Rev. P03	Pattern Design	Y
Proposed Enlarged Building West Portal cross-section	BMD01-PAT-ZZ-ZZ-DR-A-203017 Rev. P01	Pattern Design	Y
Proposed West Terrace Gate Study	BMD01-PAT-ZZ-ZZ-DR-A-215430 Rev. P02	Pattern Design	Y
Proposed PV Panel Study	BMD01-PAT-ZZ-ZZ-DR-A-274420 Rev. P01	Pattern Design	Y
West Terrace Proposed Study – Wind Mitigation Structure	BMD01-PAT-ZZ-ZZ-DR-A-215433 Rev. PO1	Pattern	Y

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		Design	
Visualisations External - South-East Day	BMD01-PAT-ZZ-ZZ-VS-A-009000 Rev. P06	Planit-IE	N
Visualisations External – North East Day	BMD01-PAT-ZZ-ZZ-VS-A-009001 Rev. P05	Planit-IE	N
Visualisations External – South West Day	BMD01-PAT-ZZ-ZZ-VS-A-009002 Rev. P06	Planit-IE	N
Visualisations External – North West Day	BMD01-PAT-ZZ-ZZ-VS-A-009003 Rev. P06	Planit-IE	N
Visualisations External – Aerial Overview Day	BMD01-PAT-ZZ-ZZ-VS-A-009004 Rev. P07	Planit-IE	N
Bramley Moore Dock – Hydraulic Engine House: Existing Footprint Plan	BMD01-PAT-A9-ZZ-SU-A-1000 Rev. P02	Pattern Design	N
Bramley Moore Dock – Hydraulic Engine House: Existing Elevations -1	BMD01-PAT-A9-ZZ-SU-A-2000 Rev. P02	Pattern Design	N
Bramley Moore Dock – Hydraulic Engine House: Existing Elevations -2	BMD01-PAT-A9-ZZ-SU-A-2001 Rev. P02	Pattern Design	N
Bramley Moore Dock – Hydraulic Engine House: Building Condition Analysis	BMD01-PAT-A9-ZZ-SU-A-2002 Rev. P01	Pattern Design	N
Bramley Moore Dock – Hydraulic Engine House: Building Condition Analysis	BMD01-PAT-A9-ZZ-SU-A-2003 Rev. P01	Pattern Design	N
Foundation Level General Arrangement	BMD01-BHE-XX-00-DR-S-0010 Rev. P04	Buro Happold	Y
Typical Dock Wall Section Bored Piles	BMD01-BHE-ZZ-LXX-DR-CG-0305 Rev. P03	Buro Happold	Y
Proposed Northern Isolation Structure	BMD01-BHE-ZZ-LXX-DR-CG-0308 Rev. 02	Buro Happold	Y
Temporary Bund Design Constraints	TPP/LOR/AB/010 Rev. P08	Laing O'Rourke	Y
Vehicular tracking analysis – North and South wind	BMD01-BHE-ZZ-XX-SK-C-	Buro	N

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mitigation gates	0117 Rev. P01	Happold	
Landscape Masterplan – Non-Event Day	BMD01-PLA-L1-00-DR-L-0001 Rev. P15	Planit-IE	Y
GA Plan – Hardworks	BMD01-PLA-L1-00-DR-L-1000 Rev. P12	Planit-IE	Y
GA Plan – Softworks	BMD01-PLA-L1-00-DR-L-2000 Rev. P12	Planit-IE	Y
GA Plan – Levels	BMD01-PLA-L1-00-DR-L-3000 Rev. P14	Planit-IE	Y
GA Plan Furniture – Street Furniture, Wind Mitigation & Signage	BMD01-PLA-L1-00-DR-L-4000 Rev. P16	Planit-IE	Y
GA Plan Furniture –Boundary Treatments & Site Security	BMD01-PLA-L1-00-DR-L-4002 Rev. P13	Planit-IE	Y
Plans & Section – Southern Concourse	BMD01-PLA-L1-00-DR-L-5000 Rev. P07	Planit-IE	Y
Plans & Section – Western Concourse	BMD01-PLA-L1-00-DR-L-5001 Rev. P07	Planit-IE	Y
Plans & Section – Northern Concourse	BMD01-PLA-L1-00-DR-L-5002 Rev. P07	Planit-IE	Y
Plans & Section – Eastern Concourse	BMD01-PLA-L1-00-DR-L-5003 Rev. P08	Planit-IE	Y
Plans & Section – Mersey Edge	BMD01-PLA-L1-00-DR-L-5004 Rev. P08	Planit-IE	Y
Western Water Seating Terrace Details	BMD01-PLA-L1-00-DR-L-6011 Rev. P06	Planit-IE	Y
External Material and Furniture Schedule	BMD01-PLA-L1-00-SC-L-001 Rev. P06	Planit-IE	Y
Existing Combined Utilities Sheet 1	BMD01-BHE-C1-XX-DR-C-5000 Rev. P05	Buro Happold	N
Existing Combined Utilities Sheet 2	BMD01-BHE-C1-XX-DR-C-5001 Rev. P03	Buro Happold	N

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Proposed Combined Utilities Sheet 1	BMD01-BHE-C1-XX-DR-C-6000 Rev. P06	Buro Happold	Y
Proposed Combined Utilities Sheet 2	BMD01-BHE-C1-XX-DR-C-6001 Rev. P06	Buro Happold	Y
Proposed Combined Utilities typical section through southern isolation structure	BMD01-BHE-C1-XX-DR-C-6050 Rev. P03	Buro Happold	Y
Foul Water Drainage General Arrangement Sheet 1	BMD01-BHE-C1-XX-DR-C-4000 Rev. P04	Buro Happold	Y
Foul Water Drainage General Arrangement Sheet 2	BMD01-BHE-C1-XX-DR-C-4001 Rev. P04	Buro Happold	Y
Surface Water Drainage General Arrangement Sheet 1	BMD01-BHE-C1-XX-DR-C-4002 Rev. P05	Buro Happold	Y
Surface Water Drainage General Arrangement Sheet 2	BMD01-BHE-C1-XX-DR-C-4003 Rev. P05	Buro Happold	Y
Surface Water Exceedance Flow Routes – All Zones	BMD01-BHE-C1-XX-DR-C-4100 Rev. P04	Buro Happold	Y
External Speaker Layout (PA) Sheet 1	BMD01-BHE-ZX-XX-YA-YA-0300 Rev. P03	Buro Happold	Y
External Speaker Layout (PA) Sheet 2	BMD01-BHE-ZX-XX-YA-YA-0301 Rev. P03	Buro Happold	Y
Internal Lighting Levels – Level 00	BMD01-BHE-ZX-00-DR-YB-0310 Rev. P02	Buro Happold	N
Internal Lighting Levels – Level 01	BMD01-BHE-ZX-01-DR-YB-0311 Rev. P03	Buro Happold	N
Internal Lighting Levels – Level 02	BMD01-BHE-ZX-02-DR-YB-0312 Rev. P02	Buro Happold	N
Internal Lighting Levels – Level 03	BMD01-BHE-ZX-03-DR-YB-0313 Rev. P02	Buro Happold	N
External Lighting Sheet 1	BMD01-BHE-ZX-XX-DR-YB-0300 Rev. P04	Buro Happold	Y
External Lighting Sheet 2	BMD01-BHE-ZX-XX-DR-YB-	Buro	Y

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	0301 Rev. P05	Happold	
Illuminated Signage North & South	BMD01-BHE-ZX-XX-DR-YB-0315 Rev. P04	Buro Happold	Y
Illuminated Signage East & West	BMD01-BHE-ZX-XX-DR-YB-0316 Rev. P04	Buro Happold	Y
Topographic Survey	MSL20790-T-RevD-10	Murphy Surveys	N
Topographic Survey	MSL20790-T-RevD-09	Murphy Surveys	N
Topographic Survey	MSL20790-T-RevD-08	Murphy Surveys	N
Topographic Survey	MSL20790-T-RevD-07	Murphy Surveys	N
Topographic Survey	MSL20790-T-RevD-06	Murphy Surveys	N
Topographic Survey	MSL20790-T-RevD-05	Murphy Surveys	N
Topographic Survey	MSL20790-T-RevD-04	Murphy Surveys	N
Topographic Survey	MSL20790-T-RevD-03	Murphy Surveys	N
Topographic Survey	MSL20790-T-RevD-02	Murphy Surveys	N
Topographic Survey	MSL20790-T-RevD-01	Murphy Surveys	N