

**Certificate issued to:-**  
**Turley Associates**  
**10th Floor**  
**1 New York Street**  
**Manchester**  
**M1 4HD**

**Application No: 14F/1262**  
**Date Issued: 26 September 2014**

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

**Location: Liverpool Football Club, Anfield Road, Liverpool, L4 0TH**

**Proposal: A hybrid application for:**  
**(i) Full planning permission for expansion of the Main Stand for an additional c. 8,300 seats including:**  
**- conference and banqueting facilities**  
**- accommodation/facilities for players, officials, media and LFC**  
**- club shop**  
**- car parking for c.60 vehicles**  
**together with access, surface car parking and highway improvement works; public realm and boundary treatment; lighting and associated stadium related development including new outside broadcast area**  
  
**(ii) Outline planning permission for expansion of Anfield Road Stand to provide an additional c.4,800 seats together with car parking; public realm; lighting; landscaping and associated development. The upper level of the extended stand to comprise residential apartments (c.8) or commercial use (c.1,160 sqm) (external appearance/landscaping reserved for subsequent determination).**

**Applicant: Liverpool Football Club**  
**Liverpool Football Club**  
**Anfield Road**  
**Liverpool**  
**L4 0TH**

**Date Valid: 04/06/2014**

**In pursuance of its powers under the above-mentioned legislation, the Local Planning Authority on 26 September 2014 GRANTED planning permission for the above-mentioned**



Liverpool City Council, Regeneration, Planning,  
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**INVESTORS**  
**IN PEOPLE**

development in accordance with your application, subject to the compliance with the conditions specified on the attached schedule, for the reasons stated.

(see attached)

A handwritten signature in cursive script, appearing to read "D. Hughes".

**Interim Head of Planning**

**SCHEDULE OF CONDITIONS AND REASONS**

Condition No	Condition
	<b>Main Stand Expansion</b>
1	<p>The development hereby permitted shall be commenced before the expiration of 3 years from the date of this permission.</p> <p>REASON: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.</p>
2	<p>The development hereby permitted shall be carried out strictly in accordance with the proposals contained in the application, and those plans or other particulars submitted as detailed in Appendix 2 of the report to the Planning Committee of 23rd September, 2014, and 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>Unless otherwise agreed in writing, the stadiums playing pitch shall be used solely for the hosting of sporting events which shall be limited to the following:</p> <ul style="list-style-type: none"> <li>(a) Liverpool FC first, reserve, youth and ladies home Association Football team fixtures.</li> <li>(b) The screening of Liverpool FC first team away Association Football games.</li> <li>(c) Other domestic cup competition football fixtures.</li> <li>(d) International (club and national team) football fixtures.</li> <li>(e) Rugby League and Rugby Union fixtures.</li> </ul> <p>These are known hereafter as sporting events in this decision notice.</p> <p>REASON: It is in accordance with the application and to safeguard the amenities of residents in the vicinity of the application site as the holding of non-sporting events has not been assessed either in the Environment Statement or in the application.</p>
4	<p>No external finishes shall be applied to the development hereby permitted until samples of the materials to be used for all external surfaces (including but not limited to roofs, elevation treatment, glazing and footways) together with the colour of any painted surfaces has been submitted to and agreed in writing by the local planning authority. In any event, those details shall be submitted to the council within 6 months of the commencement of the development unless otherwise agreed in writing by the local planning authority. The details shall be in accordance with the Design and Access Statement and Inclusive Design Statement submitted to the council on 4th June 2014 and the development shall be implemented strictly in accordance with the materials, as approved.</p> <p>REASON: These details are not included in the application and the Council wishes to ensure that they are satisfactory in accordance with saved Policies HD18 and HD19 of the Liverpool Unitary Development Plan.</p>

5	<p>Within 6 months of commencement of development a detailed landscaping scheme for the public realm shall be submitted to the Local Planning Authority. That scheme shall provide full details of:</p> <ul style="list-style-type: none"> <li>all planting areas including species, height and spacing of planting,</li> <li>proposed surface materials for areas of hard landscaping,</li> <li>inclusive design provisions incorporated into the scheme, ensuring inclusive access to all areas around the stadium</li> <li>a maintenance plan for the landscaped area, and</li> <li>measures for management and security of the landscaped areas to prevent anti-social behaviour.</li> </ul> <p>The approved landscaping scheme shall be implemented in full within the next planting season of the additional seats in the extended Main Stand being brought into use. Any planting that dies within 5 years of the landscaping plan being implemented shall be replaced in accordance with the approved scheme.</p> <p>REASON: To ensure the landscaping is delivered in a timely manner</p>
6	<p>The capacity of the Main Stand shall not exceed 12,000 spectators until a scheme for the installation and management of any public address system associated with the development, including noise impact predictions, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented strictly in accordance with the approved details and no amplified sound whatsoever shall be permitted inside or outside the stadium unless it has been previously agreed in accordance with this condition.</p> <p>REASON: To safeguard the amenities of residents in the vicinity of the application site in accordance with saved Policy C7 of the UDP.</p>
7	<p>Prior to the commencement of development a phasing plan for the carrying out of site investigation works shall have been submitted to and approved by the Local Planning Authority in writing. No works, other than those for the purposes of general site clearance, demolition and general preparation for development, shall be carried out in any phase of the development hereby permitted until;</p> <ul style="list-style-type: none"> <li>a) An investigation and assessment methodology, including analysis suite and risk assessment methodologies for development in that phase has been completed and approved by the Local Planning Authority in writing</li> <li>b) A site investigation and assessment for that phase of works 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 in that phase and submitted to the LPA. 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 or not they originate on the site, their potential for migration and risks associated with them.</li> </ul> <p>The assessment shall consider the potential risks to:</p>

	<ul 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> </ul> <p>c) A detailed remediation scheme (if required) for that phase, has been agreed in writing with the LPA. 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 Policy EP2 of the Liverpool UDP.</p>
8	<p>After development commences and prior to occupation;</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 the LPA and approved in writing before this condition will be discharged.</p> <p>A validation/completion report for each phase shall be submitted to the Local Planning Authority and approved in writing before the condition relating to that phase 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 LPA and a further assessment and a revised remediation scheme will be required by the LPA. 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 Policy EP2 of the Liverpool UDP.</p>
9	<p>No part of the development as hereby permitted shall commence until details of the proposed location of site compound(s) and the parking areas for construction traffic and match day parking during the demolition and construction period has been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the commencement of development.</p> <p>REASON: It is in the interests of the amenities of adjacent occupiers in accordance with saved Policy C7 of the UDP.</p>

10	<p>Prior to any part of the development commencing wheel washing facilities shall be provided and utilised at all construction traffic exits to the site for the duration of the demolition and construction period, in accordance with details to be submitted to and approved in writing by the local planning authority. Such facilities shall be used by all construction vehicles leaving the site and shall be retained in working order until completion of the approve stages of development. The wheel washing facilities shall continue to be used until the development is complete.</p> <p>REASON: To ensure that the construction of the proposed development does not prejudice conditions of safety and cleanliness along the adjoining highway.</p>
11	<p>Prior to development commencing, details of the programme for the erection and location of artistically design hoardings shall be submitted to and approved in writing by the local planning authority and thereafter be implemented and maintained around the site during the construction period in accordance with the approved details.</p> <p>REASON: In the interest of visual amenity in accordance with saved Policy HD18 of the UDP.</p>
12	<p>No part of the development as hereby permitted shall commence until details of a Construction Environmental Management Plan (CEMP) and Code of Practice has been submitted to, and approved in writing by the local planning authority. The Management Plan and Code of Practice shall oblige the applicant, or developer and its contractor and sub contractors to use reasonably practicable measures to minimise disturbances including noise, but not limited to vibration, dust and smoke emanating from the site and will include the following information for agreement:</p> <ul style="list-style-type: none"> <li>(a) a plan showing the extent of the proposed works in each phase,</li> <li>(b) a detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures; the specification shall include details of the method of piling;</li> <li>(c) details of a scheme for the environmental monitoring of noise, such details to include the equipment, its location and the operators/contractors who will monitor and manage the equipment;</li> <li>(d) identification of the most sensitive receptors, including residential and commercial where a monitoring programme of impacts will be undertaken as work progresses;</li> <li>(e) agreement on, and a noise monitoring programme of permitted noise levels, emanating from the site at the boundary and at noise sensitive facades;</li> <li>(f) engineering measures, acoustic screening and the provision of sound insulation measures required to mitigation or eliminate specific environmental impacts;</li> <li>(g) unless otherwise agreed as part of the Environmental Management Plan and Code of Practice, the operation of site equipment and/or plant and machinery generating noise that exceeds 65dB (A) Laeq (over a 1 hour period) at the façade of residential or noise sensitive premises shall only be carried out between the hours of 0700 to 1900 Mondays to Fridays, 0800 to 1300 on Saturdays and at no time on Sundays and Bank Holidays.</li> </ul> <p>All demolition and construction work shall be undertaken in strict accordance with the approved management scheme. Monitoring shall be undertaken at specific and relevant times throughout the construction and demolition period as predetermined in</p>

	<p>writing by the local planning authority. The monitoring as proposed shall be implemented as approved at the cost of the developer strictly in accordance with the approved Environmental Management Plan.</p> <p>REASON: To limit the detrimental effect of demolition and construction works on adjacent occupiers by reason of noise and disturbance in accordance with saved Policies C7 and H4 of the UDP.</p>
13	<p>During construction on site:</p> <p>(a) the best practical means available in accordance with British Standard Codes of Practice BS5228: Part 1 1997 shall be employed at all times to minimise the emission of noise from the site;</p> <p>(b) vehicular accesses to adjoining and opposite premises shall not be impeded at any time;</p> <p>(c) no waste or other burning material shall be burnt on the application site;</p> <p>(d) a suitable and sufficient means of suppressing dust must be provided and maintained, including the adequate containment of store or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance.</p> <p>REASON: To limit the effect of the works on adjacent occupiers in accordance with saved Policy C7 of the UDP.</p>
14	<p>No part of the development as hereby permitted shall commence until details of a construction method statement in respect of an Air Quality Management scheme for each period of enabling works within the demolition and construction process has been approved in writing by the local planning authority. The statement shall include the following:</p> <p>(a) an assessment of the presence or absence of asbestos and suitable mitigation measures if appropriate;</p> <p>(b) the inclusion of suitable measures for the containment of dust, such as the use of debris screens and sheets, suitable and sufficient water sprays; enclosed chutes for dropping demolition materials to ground level;</p> <p>(c) the use of enclosures or shields when mixing large quantities of concrete or bentonite slurries;</p> <p>(d) details of the provision for the temporary storage of materials on site with preference to the storage of fine dry materials inside buildings or enclosures, or the use of sheeting as far as practicable with water sprays as appropriate.</p> <p>(e) consideration to the use of pre-mixed plasters and masonry compounds.</p> <p>The Air Quality Management scheme shall be implemented in strict accordance with details to be approved.</p> <p>REASON: To meet the Council's Air Quality Objectives and in the interest of residential amenity in accordance with saved UDP Policies H4 and C7.</p>
15	<p>No part of the development as hereby permitted shall commence until details of a waste strategy for the demolition, construction and operation of the Main Stand expansion is submitted to and approved in writing by the local planning authority and implemented in strict accordance with the details to be agreed. The waste strategy shall consider the following:</p> <p>(a) details of proposals to re-use materials generated from the site clearance process;</p>

	<p>(b) minimisation of packaging of building materials through arrangements with the manufacturers;</p> <p>(c) proposals to re-use earth excavated during demolition and construction;</p> <p>(d) energy recovery in preference to landfill where appropriate;</p> <p>(e) adequate storage for recyclable materials for the operational stadium;</p> <p>(f) the use of recyclable cups, plates, cutlery and other items in bars and kiosks;</p> <p>(g) targets for the recycling of materials generated from the demolition process.</p> <p>REASON: To meet the Councils Waste Strategy objectives in accordance with saved Policy EP7 of the UDP.</p>
16	<p>Prior to the commencement of development a scheme for the control of surface water from the site during demolition/construction, together with a permanent drainage scheme (both surface and foul) for the expanded Main Stand when it is operational, shall be submitted and approved in writing by the local planning authority. The development shall be carried out strictly in accordance with the approved scheme.</p> <p>REASON: To prevent the increased risk of flooding and to improve water quality.</p>
17	<p>No part of the development as hereby permitted shall commence until a comprehensive lighting scheme has been submitted and approved in writing by the local planning authority for the construction and demolition process. The scheme shall be implemented in accordance with the submitted details and no external lighting shall be used during the construction period without the prior consent of the local planning authority.</p> <p>REASON: It is in the interests of the safety and convenience of stadium users, the amenities of nearby residents and to avoid light pollution in accordance with save UDP Policies H4 and C7.</p>
18	<p>The capacity of the Main Stand shall not exceed 12,000 spectators until a comprehensive scheme for lighting that shows the full details of the location, design, luminance and fields of illumination of all lights, including those for the illumination of the playing surface, the exterior of the stadium, the car parking and bicycle storage areas, including footways has been submitted to and approved in writing by the local planning authority. All external light fittings shall be orientated so that any measurements taken at any nearby habitable room windows do not exceed 6 lux. The proposed scheme should take into account inclusive design principles ensuring the needs of visually impaired are met. The approved scheme shall be implemented prior to the additional seating capacity in the expanded Main Stand being brought into use and no other external lighting installed without the prior consent of the local planning authority.</p> <p>REASON: It is in the interests of the safety and convenience of stadium users, the amenities of nearby residents and to avoid light pollution in accordance with save UDP Policies H4 and C7.</p>



19	<p>No part of the development hereby permitted shall be brought into use until a scheme indicating measures to prevent match day parking within the curtilage of Anfield Cemetery has been submitted to and approved in writing by the local planning authority. These measures shall be implemented in accordance with the approved scheme prior to the first sporting event at the expanded stadium.</p> <p>REASON: It is in the interest of pedestrian and highway safety and in accordance with save Policy T9 of the UDP.</p>
20	<p>No part of the development hereby permitted shall be brought into use until measures to control match day crowd movement through Anfield Cemetery during hours when the cemetery and crematorium are in use have been submitted to and approved by the local planning authority. These measures shall be implemented in accordance with the approved scheme prior to the first sporting event at the expanded stadium.</p> <p>REASON: It is in the interests of pedestrian and highway safety, and in order to protect the amenity of cemetery users in accordance with the save Policies T9 and HD15 of the UDP.</p>
21	<p>The capacity of the Main Stand shall not exceed 12,000 spectators until a scheme has been submitted to and approved in writing by the local planning authority for the provision and management of vehicle parking during the operation of the expanded stadium hereby permitted. The following details of the car parking areas shall be submitted to and approved in writing by the local planning authority:</p> <ul style="list-style-type: none"> <li>i. total number of spaces for both match and non-match days;</li> <li>ii. surface markings;</li> <li>iii. pedestrian routes within the car parks;</li> <li>iv. details of disabled car parking provision;</li> <li>v. details of cycle parking;</li> <li>vi. lighting;</li> <li>vii. means of access and egress control, including the location of any barriers;</li> <li>viii. car park signage;</li> <li>ix. notwithstanding the general approval of the points of access to the car parks under the terms of this permission, working details of the ramps and entrances/exits, including any consequent amendments to their widths.</li> </ul> <p>REASON: In the interest of the convenience of car park users and to ensure that an adequate level of safety for car users and pedestrians will exist in accordance with save Policy T13 of the UDP, City Council Supplementary Planning Guidance No. 5 (Access for all) and Supplementary Planning Guidance No. 8 (Car and Cycle Parking Standards).</p>
22	<p>Details submitted pursuant to Condition 21 shall indicates the provision of at least 6% of all parking spaces available, for both match and non match times, should be laid out to a standard suitable for use by disabled people and signposted in accordance with BS8300.2009. Match and non match day parking for disabled visitors shall be maintained for the benefit of those visitors at all times and available for their use in prior to other users.</p> <p>REASON: In order to ensure that adequate provision is made of the benefit of people with disabilities in accordance with save Policy T13 of the UDP.</p>

23	<p>No existing trees or shrubs shall be removed from the site during the bird-breeding season unless otherwise agreed in writing by the local planning authority.</p> <p>REASON: To prevent disturbance to breeding birds afforded protection under the Wildlife and Countryside Act 1981 (as amended).</p>
24	<p>The capacity of the Main Stand shall not exceed 12,000 spectators until the following highway works have been completed strictly in accordance with details to be submitted to and approved in writing by the local planning authority and implemented at nil cost to the City Council. The specific details of the works required are set out in the Transport Strategy (Document C1/3) and include the following works;</p> <p>Measure 1.1: Sleepers Hill taxi drop off/pick up area (figure 12.4)  Measure 1.2: Oakfield Road taxi drop off/pick up area (figure 12.5)  Measure 1.3: Arkles Lane taxi drop off/pick up area (figure 12.6)  Measure 1.4: Anfield Road Taxi One drop off area (figure 12.7)  Measure 1.5: Various locations for Taxi Pick Ups (figure 12.8)  Measure 1.6: Robson Street Bus Stands (figure 12.9)  Measure 1.7: Existing bus stop signage to diversion routes (figure 12.10)  Measure 2.0: Route Diversions for scheduled bus services during period of road closures including bus stop signs and any necessary infrastructure, access kerbs, shelters, posts or road markings. (figures 12.11a,b,c) 12.12a,b,c)  Measure 4.0: Improvements to the City Centre express services before and after Matches including bus stop signs and any necessary infrastructure, access kerbs, shelters, posts or road markings. (figure 12.14)  Measure 5.0: Improved Soccerbus Service to / from Sandhills including bus stop signs and any necessary infrastructure, access kerbs, shelters, posts or road markings. (figure 12.15)  Measure 6.0: Disabled drop off area and disabled parking (figure 12.16)  Measure 7.0: Extension to parking restriction along Walton Breck Road at the junction of Everton Valley Road figure 12.17)  Measure 8.0: Additional cycle parking facilities  Measure 9.0: Pedestrian Access Improvements in the vicinity of stadium.</p> <p>The proposed amendments to Alroy Road, Gilman Street &amp; Walton Breck Road in accordance with drawing reference no. PL1312.GA.106_PL01.</p> <p>An assessment of the street lighting on Walton Breck Road to ensure that satisfactory lighting levels are maintained with the proposed introduction of uncontrolled crossing points adjacent to the stadium on Walton Breck Road and any necessary upgrade to equipment or service.</p> <p>The extension of the Football Match Parking Zone to include the residential areas to the west of St Domingo Road and Heyworth Street as identified on Plan LS52137.</p> <p>The assessment and any necessary reconfiguration of the existing free parking bays to residents parking bays to those roads with such facilities within the FMPZ areas 1-5.</p> <p>REASON: It is in the interests of highway safety and in accordance with saved Policy T9 of the UDP.</p>

25	<p>No part of the development hereby permitted shall be brought into use until a scheme for the management of crowds and public transport facilities on Robson Street has been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented in accordance with the approved scheme prior to the first sporting event at the expanded stadium.</p> <p>REASON: To protect residential amenity</p>
26	<p>No video screen shall be applied to the external elevation of the development until details of that screen have been submitted to and approved in writing by the local planning authority. The details to include an explanation of the hours of use of the screen, the images to be shown and its maintenance. The screen shall only be operated in accordance with the approved scheme.</p> <p>REASON: The screen occupies a prominent location and the local planning authority wishes to ensure that it enhances the surrounding environment.</p>
27	<p>Details of any item of street furniture to be installed at the stadium site shall be submitted to and approved in writing by the local planning authority before any element of that furniture is installed in accordance with the approved details. Details should consider inclusive design principle in term of product design and locations where the street furniture is placed.</p> <p>REASON: To ensure the safety of future users of the stadium in accordance with saved UDP Policy C9.</p>
28	<p>Notwithstanding the provisions of Schedule 3 and Classes 2 and 4 of the Town and Country Planning (Control of Advertisement) Regulations 1992, full details of any signage shall be submitted to and approved in writing by the local planning authority prior to installation.</p> <p>REASON: In order that the local planning authority may retain control and be satisfied of the visual impact and amenity of the proposal.</p>
29	<p>Following construction of the development a monitoring programme shall be undertaken to monitor any adverse impacts on the following:</p> <ul style="list-style-type: none"> <li>i. Digital TV reception in the surrounding area and satellite TV reception for residential properties on Alroy Road, including signal strength;</li> <li>ii. reception for telecommunication Code Operators equipment; and</li> <li>iii. reception for the Police airways Radio System within the stadium hereby permitted.</li> </ul> <p>If adverse impacts arise from the development remedial measures identified in the Environmental Statement and any other measures shall be implemented in full in accordance with a timetable to be agreed with the local planning authority and no later than 6 months after the first sporting event is played at the extended stadium.</p> <p>REASON: The local planning authority wishes to ensure that reception for existing TV, Telecommunication Code Operators equipment and Police Airways Radio system are not adversely affected by the development hereby approved.</p>

30	<p>Within 6 months of the commencement of the construction of the stadium, a report to demonstrate that the development has been designed to 'Secure by Design' standards shall be submitted and approved in writing by the local planning authority. The capacity of the Main Stand shall not exceed 12,000 spectators until the development has been implemented in accordance with these details.</p> <p>REASON: In order to ensure the safety of the users of the stadium/park facilities and their surroundings and in accordance with UDP Policy HD20 (Crime Prevention).</p>
31	<p>Prior to the commencement of the development a phasing plan shall have been submitted to and approved in writing by the Local Planning Authority showing the proposed temporary routing of pedestrians around the stadium on match and non-match days. The plan shall include details of:</p> <p>Means of proposed enclosure and lighting, Stewarding arrangements on match days, and Signage.</p> <p>REASON: In the interests of pedestrian and highways safety</p>
32	<p>All external lighting fittings shall be orientated so that any measurements taken at any nearby habitable roomed windows do not exceed 6 lux.</p> <p>REASON: To safeguard the amenity of adjacent occupiers in accordance with Policy GEN8 of the Liverpool Unitary Development Plan.</p>
33	<p>There shall be no amplified music within the external concourse area, including any music directed thereto from within the premises, 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>
34	<p>Noise control measures must be employed within the development such that sound generated within the commercial entertainment areas contained within the expanded stadium 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 0700 - 2300.</p> <p>REASON: To protect the amenity of such residential occupiers</p>
35	<p>The rating level of the noise emitted from any plant 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: 1997. 'Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas'.</p> <p>REASON: To protect amenity</p>

36	<p>A kitchen extract system shall be installed to all areas where hot food is to be prepared. Any extract ducts included shall be acoustically insulated and acoustically isolated from associated fans and the building structure. The discharge point shall be at least 1 metre above the eaves or in other such position as to minimise the likelihood of nuisance to neighbouring premises.</p> <p>REASON: To avoid reduction in amenity or causing nuisance by noise and odour.</p>
37	<p><b>ANFIELD ROAD STAND</b></p> <p>Approval of the details of the design and external appearance of the Anfield Road Stand development, the means of access thereto and the landscaping of the site (the Reserved Matters) shall be submitted to the local planning authority within three years from the date of this permission. The development shall be begun within three years of the date of this permission, or within two years of the approval of the last reserved matter, whichever is the later.</p> <p>REASON: To enable the local planning authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.</p>
38	<p>The landscaping scheme submitted pursuant to Condition 37 shall include details for removal of paths and access routes created to facilitate the expansion of the Main Stand, but not required for the Anfield Road Stand expansion and their full reinstatement. Those works should be implemented in full within the first planting season of the additional seats in the expanded Anfield Road Stand being brought into use.</p> <p>REASON: To ensure the landscaping is delivered in a timely manner.</p>
39	<p>The capacity of the Anfield Road Stand shall not exceed 9,000 spectators until an Access / Egress Strategy has been submitted to and approved in writing by the Local Planning Authority which sets design and operational proposals for ensuring the needs of those with mobility or sensory impairments are appropriately considered and addressed. The strategy should address service and employment compliance with the provision as set out in accordance with the requirements of the Equality Act 2010 (Disability Discrimination Act (DDA) 1995) and other relevant guidelines. The report shall provide full details relating to accessible parking, drop off areas, approaches including safe crossings, routes, signage, furniture, lighting, sporting facilities, other facilities associated with the external activities and entrances to the stadium within the site. The report should include detailed fire evacuation strategy for the safe evacuation of disabled people from the stadium.</p> <p>Reason: To ensure that appropriate provision is made for disabled people and the Development is accessible to all with special access requirements in accordance with saved Policy HD19 of the UDP.</p>

40	<p>A Construction Environmental Management Plan for the works to the Anfield Road Stand shall be submitted to the local planning authority prior to those works commencing. No works shall commence until the Environmental Management plan has been approved by the local planning authority. The Environmental Management Plan shall oblige:</p> <ul style="list-style-type: none"> <li>(a) a detailed specification of any demolition works including consideration of environmental impacts and the required remedial measures;</li> <li>(b) details of a scheme for the environmental monitoring of noise, dust and vibration; such details to include the equipment, its location and the operators/contractors who will monitor and manage the equipment;</li> <li>(c) a programme of assessment of the most sensitive receptors, including residential and commercial, where a monitoring programme of impacts will be undertaken as work progresses;</li> <li>(d) a programme of monitoring of permitted noise levels, emanating from the site at the boundary and at noise sensitive facades;</li> <li>(e) engineering measures, acoustic screening and the provision of sound installation required to mitigate or eliminate specific environmental impacts;</li> <li>(f) unless otherwise agreed as part of the Environmental Management Scheme and Code of Practice, the operation of site equipment and/or plant and machinery generating noise, that exceeds 65dB (A) Laeq (over a 1 hour period) at the façade of residential or noise sensitive premises shall only be carried out between the hours of 0700 to 1900 Mondays to Friday, 0800 to 1300 on Saturdays and at no time on Sundays and Bank Holidays;</li> <li>(g) an assessment of the presence or absence of asbestos and suitable mitigation measures as appropriate;</li> <li>(h) measures required to contain dust such as debris screens, sheets, water sprays and enclosed chutes;</li> <li>(i) temporary storage of materials on site.</li> </ul> <p>All work shall be undertaken in strict accordance with the approved management scheme. The monitoring shall be undertaken for the course of the demolition and construction period and implemented in the approved Environmental Management Scheme at the cost of the development.</p> <p>REASON: To limit the detrimental effect of works on adjacent occupiers by reason of noise and disturbance in accordance with saved UDP Policies C7 and H4.</p>
41	<p>Prior to any works commencing on construction of the Anfield Road Stand the developer shall submit to and have approved by the local planning authority a Noise Monitoring Programme which shall include details of the following monitoring equipment, positioning of equipment, qualifications of the personnel, contact details of the operators/contractors and remote access to data. The approved Noise Monitoring Programme shall be implemented strictly in accordance with the approved scheme.</p> <p>REASON: To limit the effect of works on adjacent occupiers in accordance with save Policy C7 of the UDP.</p>
42	<p>Prior to any works commencing on construction of the Anfield Road Stand a method statement in respect of an Air Quality Management scheme for each period of enabling works within the demolition process to be approved in writing by the Local Planning Authority. The statement shall include the following:</p> <ul style="list-style-type: none"> <li>(a) an assessment of the presence or absence of asbestos and suitable mitigation</li> </ul>

	<p>measures is appropriate;</p> <p>(b) the inclusion of suitable measures for the containment of dust, such as the use of debris screens and sheets, suitable and sufficient water sprays; enclosed chutes for dropping demolition materials to ground level;</p> <p>(c) the use of enclosures or shields when mixing large quantities of concrete or bentonite slurries;</p> <p>(d) details of the provision for the temporary storage of materials on site with preference to the storage of fine dry materials inside buildings or enclosures, or the use of sheeting as far as practicable with water sprays as appropriate;</p> <p>(e) consideration to the use of pre-mixed plasters and masonry compounds.</p> <p>The Air Quality management scheme shall be implemented in strict accordance with details to be approved, unless otherwise agreed in writing by the local planning authority.</p> <p>REASON: To meet the Councils Air Quality Objectives.</p>
43	<p>No demolition of any part of the existing Anfield Road Stand as hereby permitted shall commence until details of a waste strategy for the those demolition works is submitted to and approved in writing by the local planning authority and implemented in strict accordance with the details to be agreed. The waste strategy shall include specified targets for recycling of materials from the demolished stadium including masonry, glass, timber, and metals and a methodology for monitoring the recycling of materials.</p> <p>REASON: To meet the Councils air quality Objectives and in the interest of residential amenity in accordance with save Policies H4 and C7 of the UDP.</p>
44	<p>Wheel washing facilities shall be provided and utilised at all traffic exits to the site for the duration of the construction period for the Anfield Road Stand, in accordance with details to be submitted to and approved in writing by the local planning authority prior to any part of the work commencing. Such facilities shall be used by all vehicles leaving the site and shall be maintained in working order until completion of the demolition and clearance works. The wheel washing facility will continue to be used until the works are complete.</p> <p>REASON: To ensure that the proposed work does not prejudice conditions of safety and cleanliness along the adjoining highway.</p>
45	<p>No part of the Anfield Road Stand expansion development shall commence until a method statement for site investigation for the purposes of identifying chemical and other potential contaminants on that part of the site and for any measure necessary to decontaminate the site shall be submitted to and agreed in writing by the local planning authority. The report shall include an assessment of materials to be imported into the site (if any). All measures specified in the approved report shall be undertaken in accordance with the relevant code of Practice and Guidance Notes, and completed to the satisfaction of the local planning authority to be confirmed in writing and prior to any development on any part of the application site affected by such contaminants.</p> <p>REASON: To ensure the safety and amenities of future occupiers are not prejudiced in accordance with save Policy H4 of the UDP.</p>

46	<p>No part of the works to the Anfield Road Stand as hereby permitted shall commence until details of the proposed location of site compound(s) and the parking areas for construction traffic and match day parking during the demolition period shall be submitted to and approved in writing by the local planning authority.</p> <p>REASON: It is in the interests of the amenities of adjacent occupiers in accordance with saved Policy H4 of the UDP.</p>
47	<p>Prior to the works for the Anfield Road Stand commencing, details of the programme for the erection and location of artistically designed hoardings shall be submitted to and approved in writing by the local planning authority and thereafter be implemented and maintained around the site during construction works in accordance with the approved details.</p> <p>REASON: It is in the interest of visual amenity in accordance with Policy HD18 of the UDP.</p>
48	<p>Prior to the construction of the Anfield Road Stand to which outline permission is hereby granted commencing, samples of all materials to be used in the external finishes shall be submitted to, and approved in writing by, the local planning authority and the scheme shall be implemented strictly in accordance with the approved materials.</p> <p>REASON: In the interest of visual amenity in accordance with saved Policies GEN3 and HD18 of the UDP.</p>
49	<p>No submission of reserved matters for the Anfield Road Stand shall differ from the principles of scale, massing and height specified in the approved Design and Access Statement.</p> <p>REASON: It is in the interests of the visual amenity of the area, and to ensure that the development is carried out in accordance with the principles of mitigation set out in the Environmental Statement to minimise the environmental effects of the development.</p>
50	<p>The capacity of the Anfield Road Stand shall not exceed 9,000 spectators until the following highway works have been completed strictly in accordance with details to be submitted to and approved in writing by the local planning authority and implemented at nil cost to the City Council. The specific details of the works required are set out in the Transport Strategy (Document C1/3) and include the following works:</p> <p>Measure 3.0: Extension to coach parking facilities (figure 12.13)</p> <p>REASON: It is in the interests of highway safety and in accordance with saved Policy T9 of the UDP.</p>
51	<p>The residential units on the upper tier of the expanded Anfield Road Stand shall be acoustically insulated in accordance with a scheme to be submitted to and approved by the local planning authority (in consultation with the Council's Environmental Health Service) which shall be installed to their satisfaction prior to the use hereby permitted commencing.</p> <p>REASON: It is in the interests of the amenity of occupiers of the proposed dwellings.</p>



52	<p><b>DEMOLITION</b></p> <p>During demolition works on any part of the site:</p> <p>(a) the best practical means available in accordance with British Standard Codes of Practice BS5228 Part 1: 1997 shall be employed at all times to minimise the emission of noise from the site;</p> <p>(b) vehicular accesses to adjoining and opposite premises shall not be impeded at any time;</p> <p>(c) no waste or other burning material shall be burnt on the application site;</p> <p>(d) a suitable and sufficient means of suppressing dust must be provided and maintained, including the adequate containment of store or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance.</p> <p><b>REASON:</b> To limit the detrimental effect of demolition and construction works on adjacent occupiers by reason of noise and disturbance in accordance with save Policies C7 and H4 of the UDP.</p>
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### **INFORMATIVES**

NB. This permission has been granted subject to the applicants entering into a legal agreement under Section 106 of the Town and Country Planning Act 1990. Details of the agreement are available on request.

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 Management Section on telephone number 0151 233 5241.

There are areas of adopted highways that necessitate a Stopping-Up of the highway and the highway status removed. All closures required shall be at nil cost to LCC.

In the first instance the applicant is requested to contact Mr Michael Cassidy on 0151 233 5230 to progress these works.

Liverpool City Council is the street name and numbering authority and has the responsibility of allocating postal addresses to new properties and existing properties converted to residential. All street name and numbering must be managed and agreed appropriately in accordance with LCC standards and policy. Please contact Miss Zita Carroll on 0151 233 5240 to progress these works.

Any areas proposed for future adoption will be managed through the section 38 adoption process. In addition, the palette of material selected for adoption must comply with LCC's standards. This can be agreed at the detailed design stage.

In the first instance the applicant is requested to contact Mr Fraser Arnott on 0151 233 8145 to progress these works.

**Reasons for Approval - Positive Planning**

The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals in the Liverpool Unitary Development Plan 2002. The Local Planning Authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning applications and have implemented the requirement in NPPF para 187.

The Interim Head of Planning acknowledges the letter, dated 11th September 2014, from Liverpool Football Club to Level Playing Field (LPF) in which the Club commit to continue their current approach on access matters by consulting with LPF through the Liverpool Disabled Supporters Association and through the Liverpool FC Supporters' Committee Disabled Supporters' representatives.

## TOWN AND COUNTRY PLANNING ACT 1990

## TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

### 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. You can find the service through the Appeals area of the Planning Portal – see [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). 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 the Planning Inspectorate at 315a Eagle Wing, Temple Quay House, 2 The Square, Temple Quay Bristol, BS1 6PN. (Tel: 0117 372 6372 or e-mail: [enquiries@planning-inspectorate.gsi.gov.uk](mailto:enquiries@planning-inspectorate.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.