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Proposed Student Residential
Development, Philharmonic
Court, Liverpool
Environmental Impact
Assessment (EIA) Screening
Report

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1 Introduction

Introduction

- 1.1 This report has been prepared as a request to Liverpool City Council to adopt a screening opinion with respect to whether a proposed development (the “Proposed Development”) located at **Philharmonic Court, Liverpool** (the “Site”) constitutes Environmental Impact Assessment (EIA) development.
- 1.2 It considers matters material to the question of whether or not an EIA is required against a checklist of screening criteria and questions which respond to the requirements of the Town and Country Planning (EIA) Regulations 2011 (the “EIA Regulations”). The findings of this process are contained at Section 5 of this report.
- 1.3 In accordance with Regulation 5 of the EIA Regulations, this report contains:
 - a plan sufficient to identify the land (please refer to Appendix 1);
 - a brief description of the nature and purpose of the development and of its possible effects on the environment; and
 - additional information relevant to this EIA Screening Request.
- 1.4 The term “Proposed Development” used within this report refers to all stages of demolition, construction, and the operation of the development.

2 Site Description and Context

- 2.1 The site is bound by Caledonia Street, Catharine Street, Falkner Street and, historically, by Sugnall Street. It is owned by the University of Liverpool and is currently occupied by student residential accommodation known as Philharmonic Court, built in 1973. The current buildings on site are now out-dated and no longer meet the standards required for modern student accommodation. In addition, due to their age, the buildings do not meet current building standards in respect of climate change mitigation, accessibility and building performance.
- 2.2 Philharmonic Court is formed of five blocks, each three storeys high, in brown brick with square windows and pitched roofs. The three northern most blocks are L-shaped, with their longer arms at right angles to Caledonia Street with garden courts between. The two southern blocks are shorter and close the southern side of the garden courts, creating another garden court between them.
- 2.3 The site is located within the Canning Street Conservation Area and is whilst largely residential the character of the area is defined by a mix of uses. There are two public houses within close proximity of the site – The Caledonia, on the corner of Catharine Street and Caledonia Street, and The Belvedere, on the corner of Falkner Street and Sugnall Street.
- 2.4 The westernmost end of Falkner Street comprises a number of shops, bars and restaurants extending to Hope Street. To the north of the site is the former Sheltering Home for Destitute Children, which is now occupied by Liverpool John Moores University. To the west the site is bound by car parking associated with Federation House, which is located on Hope Street. The south and east boundaries of the site abut housing located on Catharine Street and Falkner Street. These properties are all in the ownership of the University of Liverpool, also providing student accommodation.
- 2.5 Beyond the immediate site lies the University of Liverpool main campus (to the north west) and the City Centre (to the east). The Hope Street Quarter is located to the immediate east, which includes restaurants, bars, a hotel and the Grade II* Listed Philharmonic Hall.
- 2.6 There are a range of bus services serving the site, with the nearest stops located on Myrtle Street. It is in walking distance of the City Centre and Liverpool Lime Street and Liverpool Central Rail stations. This ensures that the site is accessible to all without the need to travel by private car. The site is also in close proximity to the main University site.

- 2.7 Within a wider context, the proposals for the site form part of the University Knowledge Quarter, which seeks to maximise the opportunities presented by the concentration of knowledge based institutions in this location, including the University of Liverpool, Liverpool John Moores University, the Royal Liverpool University Hospital and Liverpool School of Tropical Medicine.
- 2.8 These institutions support 14,000 fulltime equivalent jobs, 7% of the total in Liverpool despite being focused heavily in an area equal to just 1% of the City. All of these institutions have exciting plans for their future growth and the proposed development will seek to support this.
- 2.9 The Knowledge Quarter has been identified as critical to the future economic growth and competitiveness of the Liverpool City-Region. Partners in the area aim to build on its unique concentration of assets and its clear potential in order to ensure that this essential place plays a driving role in the next phase of Liverpool's growth.
- 2.10 The development proposals for the site represent a significant investment in this part of the Knowledge Quarter.

3 Proposed Development

- 3.1 This section briefly details the application proposals. A detailed description of the application proposals is provided in the Design and Access Statement submitted in support of the application.
- 3.2 The professional team have worked with Marcus Worthington Properties Ltd, and Liverpool University to create a scheme which meets the needs of the University to accommodate new student residential accommodation for the growing student population in Liverpool. Marcus Worthington Properties Ltd was selected by Liverpool University to progress their proposals for the site following a competitive tender process.
- 3.3 The application seeks planning permission and Conservation Area Consent for the redevelopment of the site for student residential accommodation ranging from 1 to 6 storeys. A total of 354 bedrooms are proposed, some of which will be self contained and other will be formed around a number of clusters. The clusters are based upon a shared living room and kitchen, which is shared between 4 to 6 student bedrooms. These clusters are accessed or separate vertical circulation cores, within each block.
- 3.4 The cluster incorporates a principle entry door, and then access to separate lockable students bedrooms, each of which contain the following:
- an en-suite bathroom with shower, WC and hand basin;
 - a double bed;
 - fitted cupboards and wardrobes, and
 - a study desk with shelving above.
- 3.5 The bedrooms are larger than the standard university bedroom requirements by between 1 and 2 square metres, and have generous headroom at 2.4 metres floor to ceiling in each.
- 3.6 The communal facilities within the development include a centralised reception and main entrance which serves as a greeting space for students, a controlled access point, and also houses the shared facilities and communal area. Within this area there is a main reception desk, which will be permanently manned.

- 3.7 To the back of the centralised reception area are staff offices, manager's offices, welfare facilities and meeting rooms along with a parcel room. Off the reception area, which has seating and waiting facilities, there are WCs (including disabled WC provision), which lead onto the communal lounge. This is an area for students to meet and relax, and leads to the high quality external public realm space outside.
- 3.8 Laundry facilities are provided off of the communal lounge area to allow students to do their own laundry, and wait in the communal area whilst this is being done. Other ancillary rooms include a centralised cleaners store (although there are separate additional cleaners stores in each block), and plant spaces which are not accessible for students
- 3.9 The proposed development will not include any provision for private car parking due to its close proximity to both the University and the City Centre and the excellent public transport links located nearby. Secure cycle parking provision is included in the proposed development for 94 cycles.
- 3.10 The development proposals have been presented to Liverpool City Council Planning Officers as part of the Council's formal pre-application process and the proposals have been modified following feedback from these meetings (held on 11 July 2012 and 15 August 2012) to create a scheme which is appropriate and suitable for the site in use, scale, massing and design terms.
- 3.11 Further details of the design and appearance of the proposed development are provided on the planning application drawings and in the Design and Access Statement.

Supporting Application Documentation

- 3.12 The following technical assessments will be submitted in support of the planning application:
- Transport Statement
 - Phase 1 Ecological Survey
 - Acoustic Assessment
 - Surface Water and Foul Water Design Statement
 - Heritage Appraisal
- 3.13 This information will be submitted alongside the relevant drawings, Design and Access Statement and Planning Statement.
- 3.14 An application for Conservation Area Consent is submitted concurrently. This is supported by a Heritage Appraisal and Photographs/photomontages of the site.

4 Screening Requirement

EIA Regulations

- 4.1 In order to determine whether the Proposed Development requires formal EIA, regard must be had for the EIA Regulations.
- 4.2 Where a proposed development falls within one of the descriptions contained in Schedule 2 to the Regulations, it is prudent to obtain a "screening opinion" from the Local Planning Authority to determine whether the proposed development is "EIA development". This is defined as a development "likely to have significant effects on the environment by virtue of factors such as its nature, size or location".
- 4.3 In deciding whether a Schedule 2 development is EIA development, i.e. it is likely to have significant effects on the environment by virtue of factors such as its nature, size, or location, Regulation 4(5) states:

"Where a local planning authority ... has to decide under these Regulations whether Schedule 2 development is EIA development the authority ... shall take into account in making that decision...the selection criteria set out in Schedule 3, as are relevant to the development."

- 4.4 The selection criteria specified in paragraphs 1 to 3 of Schedule 3 of the EIA Regulations refer respectively to the characteristics of the development, the location of the development and the characteristics of the potential impact. Paragraph 1 provides that the characteristics of the development must be considered, which are elaborated upon in the following paragraphs. Paragraph 2, dealing with the location of the development, specifies a number of matters which have to be considered in relation to the environmental sensitivity of geographical areas likely to be affected by the development. Paragraph 3, dealing with the characteristics of the potential impact, provides that the potential significant effects of the development must be considered having regard to a number of matters.

Circular 2/99

- 4.5 Government guidance on the implementation of the EIA Regulations is contained in Circular 2/99. In dealing with general considerations relating to the need for an EIA for Schedule 2 development, paragraph 33 of the Circular refers to the selection criteria in Schedule 3 as identifying three broad criteria, namely:

- The characteristics of the development (such as its size, use of natural resources and quantities of pollution and waste generated);
 - The environmental sensitivity of the site; and
 - The characteristics of the potential impact (such as its magnitude and duration).
- 4.6 The Secretary of State's view is that, in general, an EIA will be needed for Schedule 2 developments in three main types of cases, namely:
- For major developments of more than local importance;
 - For developments proposed for particularly sensitive or vulnerable locations; and
 - For developments with unusually complex and potentially hazardous environmental effects.

Case Law

- 4.7 Further to the recent judgements of *SAVE Britain's Heritage v the Secretary of State for Communities & Local Government* and *Commission v Ireland* (C-50/09), it is now a requirement to assess the proposed demolition of the existing buildings to determine whether this process could give rise to likely significant effects on the environment, and whether as a result, this would constitute EIA development.

5 Screening Assessment

Introduction

- 5.1 In determining whether the Proposed Development constitutes EIA development, consideration should be given to the following:
- If the Proposed Development is of a type listed in Schedule 1;
 - If not, whether it is listed in Schedule 2;
 - If so, whether it is of more than local significance, located in an environmentally sensitive area or likely to give rise to unusually complex and potentially hazardous effects; and/or
 - It meets any of the relevant thresholds and criteria set out in Schedule 2.
- 5.2 These points are explored further in this section of the Screening Report with reference to the EIA Regulations and supporting Circular (02/99) guidance.

Schedule 1 Projects

- 5.3 EIA is mandatory for projects listed in Schedule 1 of the EIA Regulations.
- 5.4 The Proposed Development is not of a type listed in Schedule 1.

Schedule 2 Projects

- 5.5 The EIA Regulations state that the Proposed Development may be considered to be Schedule 2 Development under Category 10 (b), 'Infrastructure Projects', of the EIA Regulations. Sub-section (b) relates to 'Urban Development Projects' where the area of development exceeds 0.5 hectares.
- 5.6 The Site covers an area of approximately 0.32 hectares and is therefore below the threshold set out in Schedule 2 10 (b) of the EIA Regulations.

Schedule 3

- 5.7 Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including the characteristics of development, the location of development and characteristics of potential impact.

Circular 02/99

- 5.8 Circular 02/99 provides further guidance on determining whether an application would require a formal EIA.

Paragraph A18

5.9 Paragraph A18 of the Circular states that particular consideration should be given to:

- The potential increase in traffic, emissions and noise;
- Scale of development compared to the previous/existing use;
- Whether the types of impact are of a markedly different nature; or
- There is the potential for a high level of contamination to exist.

5.10 The proposals are expected to generate some additional traffic during the construction phase which has potential to generate noise and emissions. Demolition and construction traffic will consist of typically heavy goods vehicles (HGV) movements.

5.11 The proposals will not generate any additional traffic during the operational phase since it has been designed to be car-free. No car parking will be provided on site.

5.12 The nature of the effects arising from the construction phase will be local and they will not be unusual or complex in nature. The construction phase of development is considered to be the most onerous in transportation terms, but this will be temporary in nature and is not likely to result in any significant adverse environmental impact.

5.13 Regardless of the outcome of this EIA Screening process, a Transport Statement has been prepared in support of the operational phase of the development.

5.14 The Proposed Development will be for a residential use (C2) with ancillary uses and will produce noise levels associated with such uses. It is anticipated that the Proposed Development would not produce noise at a higher level than other similar uses within the vicinity of the site. Appropriate noise insulation is detailed within the Acoustic Assessment that accompanies this application.

Scale of development compared to the previous/existing use

5.15 The scale of the proposed development is considered to be appropriate and in keeping with the Site and the surrounding area. The scale of the proposed development has been informed by sensible urban design principles, for example the need to consider prominent site frontages onto adjacent routes, and, the need to respond to the scale of the development on adjacent sites.

Whether the types of impact are of a markedly different nature

5.16 As the Site is presently occupied by student residential development it is considered that the proposed development is entirely consistent with the existing use.

Potential for a high level of contamination to exist

- 5.17 An initial assessment has been undertaken for contaminants across the site.
- 5.18 This identifies that the site has a number of historical contaminative land uses that may have a potential to impact the site, including:
- Potential contamination within the existing built development may include asbestos and other deleterious materials;
 - Potential contamination associated with on site and adjacent land uses may include heavy metals, inorganics and organics in the form of oils, MTBE & PCB's;
 - Potential contamination associated with made ground may include localised low concentrations of heavy metals, inorganics, organics and asbestos; and,
 - Low concentration soil gas with low emission rates associated with made ground and potentially infilled basements.
- 5.19 The initial assessment indicates a high risk to controlled waters set in the context of the proposed development, a moderate to low risk to human health set in the context of the proposed development (future site users) and a moderate to low risk to construction workers set in the context of the proposed development works, apart from the risk from Asbestos which represents a VERY HIGH to HIGH risk.
- 5.20 Suitable mitigation measures will be put in place to ensure the impacts are minimised as far as possible.
- 5.21 Further information in relation to Ground Contamination is provided with the Planning Application.

Development in Environmentally Sensitive Locations

- 5.22 The relationship between a proposed development and its location is a crucial consideration. For any given development proposal, the more environmentally sensitive the location, the more likely it is that the effects will be significant and will require EIA. Certain designated sites are identified in Regulation 2(1) as 'sensitive areas' and the criteria in the second column of Schedule 2 do not apply there.
- 5.23 Paragraph 38 of Circular 02/99 states that for any Schedule 2 development, EIA is more likely to be required if it would be likely to have significant effects on the special character of any of the other types of 'sensitive area'.
- 5.24 However, it does not follow that every Schedule 2 development in (or affecting) these areas will automatically require EIA and therefore, in each case, it will be necessary to judge whether the likely effects on the environment of that particular development will be significant in that particular location.

- 5.25 As previously indicated the Site has no environmental designations and is not classified as a sensitive area as understood by the EIA Regulations (Paragraph 2).

EIA Screening Checklist

Characteristics of the Development

Size of the development

Will the development be out of scale with the existing environment?

- 5.26 While the scale of the proposed development is greater than the existing situation, it is considered to be appropriate and in keeping with the Site and the surrounding area.

Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, provision of new water supply, generation or transmission of power, increased housing and sewage disposal)?

- 5.27 It is not anticipated that the development will require any new roads, although a new public right of way will be provided to the east of the site along the historic route of Sugnall Street.
- 5.28 The Proposed Development is not expected to require provisions of a new water supply or generation or transmission of power or sewage disposal.
- 5.29 The Proposed Development may also require certain infrastructure upgrades such as necessary utilities, relative to the size of the development.

Cumulation with other development

Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists?

- 5.30 There are no known committed developments in the proximity of the site that are considered to give rise to significant cumulative effects on the environment.

Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?

- 5.31 This is not the case; the application represents a standalone, isolated development on a previously developed site within the built up urban area.

Use of natural resources

Will construction or operation of the development use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?

- Land (especially undeveloped or agricultural land)?
- Water?

- **Minerals?**
- **Aggregates?**
- **Forests and timber**
- **Energy including electricity and fuels?**
- **Any other resources?**

5.32 The proposals relate to a previously developed site and will use natural resources. The construction phase will involve the use of building materials some of which will be derived from natural resources. The extent of that impact will be mitigated through a sustainable design and construction approach to the development that accords with current legislative requirements and where practicable best practice advice.

Production of waste

Will the development produce wastes during construction or operation or decommissioning?

- **Spoil, overburden or mine wastes?**
- **Municipal waste (household and/or commercial)?**
- **Hazardous or toxic wastes (including radioactive)?**
- **Other industrial process wastes?**
- **Surplus product?**
- **Sewage sludge or other sludges from effluent treatment?**
- **Construction or demolition wastes?**
- **Redundant machinery or equipment?**
- **Contaminated soils or other material?**
- **Agricultural wastes?**
- **Any other solid wastes?**
- **Liquid or solid wastes in suspension?**

5.33 It is inevitable that the construction and proposed use of the development site will generate waste. In addition, should any contamination be discovered then that will need to be treated or appropriately disposed of off site. It is not considered that these issues are significant, unusual, complex, or of any more than local importance. A Refuse Management Statement will be provided with the application to explain how waste will be managed including appropriate provision for recycling, during the operational phases of the development.

Pollution and nuisances

Will the development release pollutants or any hazardous, toxic or noxious substances to air?

Emissions from:-

- **Combustion of fossil fuels from stationary or mobile sources?**
- **Production processes?**
- **Materials handling including storage or transport?**
- **Construction activities including plant and equipment?**

- **Dust or odours from handling of materials including construction materials, sewage and waste?**
- **Incineration of waste?**
- **Burning of waste in open air (e.g. slash material, construction debris)?**
- **Any other sources**

5.34 It is not considered that the characteristics of the development are such that there will be any significant environmental effects in this regard.

Is there a potential risk from:-

- **Leachates?**
- **Escape of wastes or other products/by-products that may constitute a contaminant in the environment?**

5.35 The Proposed Development is not anticipated to generate a risk from leachates or the escape of products/by-products that may constitute a contaminant in the environment.

5.36 Any contamination present and identified as part of the site investigation works would be treated in line with relevant legislation

Will the development cause noise and vibration or release of light, heat, energy or electromagnetic radiation?

- **From operation of equipment e.g. engines, ventilation plant, crushers?**
- **From industrial or similar processes?**
- **From blasting or piling?**
- **From construction or operational traffic?**
- **From lighting or cooling systems?**
- **From sources of electromagnetic radiation (effects on nearby sensitive equipment as well as people)?**
- **From any other sources?**

5.37 It is not considered likely that the construction and operation of the development will give rise to any of these issues on a scale of more than local significance.

Will the development lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?

- **From handling, storage, use or spillage of hazardous or toxic materials?**
- **From discharge of sewage or other effluents (whether treated or untreated) to water or the land?**
- **By deposition of pollutants emitted to air, onto the land or into water?**
- **From any other sources?**
- **Is there a risk of long term build up of pollutants in the environment from these sources?**

5.38 There are no minor watercourses or main rivers within the vicinity of the proposed development site. The closest source of fluvial flood risk to the site is the River Mersey, located approximately 1.5km to the west.

- 5.39 The Environment Agency's (EA) Flood Risk Map shows the site lies entirely within Flood Zone 1 and is therefore classified as having a "low probability" of river flooding.
- 5.40 This zone comprises land assessed as having < 0.1% probability of river flooding in any year (< 1 in 1000 year).
- 5.41 It is not considered that the proposed uses are likely to give rise to any potential risk.

Risk of accidents, having regard in particular to substances and technologies used

Will there be a risk of accidents during construction or operation of the development which could have effects on people or the environment?

- **From explosions, spillages, fires etc from storage, handling, use or production of hazardous or toxic substances?**
 - **From events beyond the limits of normal environmental protection e.g. failures of pollution control systems?**
 - **From any other causes?**
 - **Could the development be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslip etc)?**
 - **The construction phase of development will give rise to increased risk of accidental spillage of hydrocarbon based fuels and lubricants stored on site.**
- 5.42 The development will not abnormally increase the risk of accidents having regard, in particular, to substances or technologies used. Whilst inevitably there are risks during the construction phase of any project, we do not consider that these risks will be at an unacceptable or inordinately high level, given that appropriate health and safety protocols will be adhered to.
- 5.43 Similarly, the risk of accidents to the general public or the environment during construction and upon occupation is of an acceptable level.

Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?

- **Use of hazardous or toxic substances?**
 - **Potential changes in occurrence of disease or effect on disease carriers (e.g. insect or water borne diseases)?**
 - **Effect on welfare of people (e.g. change of living conditions)?**
 - **Effects on vulnerable groups (e.g. the elderly)?**
- 5.44 The demolition and construction phases of development will involve the use and temporary storage of hydrocarbon fuels and lubricants. Concrete will be imported to site by lorry.
- 5.45 Best practice construction methods will be employed in order to minimise the risk of accidental spillage.
- 5.46 It is not considered that the proposed uses are likely to give rise to any potential risk.

Other characteristics: potential physical changes (topography, land use, changes in waterbodies etc) from construction, operation or decommissioning of the development

Will the development cause permanent or temporary change in land use, landcover or topography including increases in intensity of land use?

- Clearance of existing land, vegetation and buildings?
- Creation of new land uses?
- Pre-construction investigations e.g. boreholes, soil testing?
- Construction or demolition works?
- Temporary sites or housing for construction workers?
- Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations?
- Underground works including mining or tunnelling
- Reclamation works?
- Dredging?
- Coastal structures (seawalls, piers)?
- Offshore structures?
- Production and manufacturing processes?
- Facilities for storage of goods or materials?
- Facilities for treatment or disposal of solid wastes or liquid effluents?
- Facilities for long term housing of operational workers?
- New road, rail or sea traffic during construction or operation?
- New road, rail, air, waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc?
- Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?
- New or diverted transmission lines or pipelines?
- Impounding, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?
- Steam crossings?
- Abstraction or transfers of water from ground or surface waters?
- Changes in waterbodies or the land surface affecting drainage or run-off?
- Transport of personnel or materials for construction, operation or decommissioning?
- Long term dismantling or decommissioning or restoration works?
- Ongoing activity during decommissioning which could have an impact on the environment?
- Influx of people to an area either temporarily or permanently?
- Introduction of alien species?
- Loss of native species or genetic diversity?
- Any other changes?

5.47 The development will give rise to a number of these effects including: clearance of existing land, vegetation and buildings; creation of new land uses; re-construction investigations e.g. boreholes, soil testing; construction or demolition works; temporary sites or housing for construction workers; above ground buildings; production and manufacturing processes; facilities for storage of goods or materials; and, influx of people to an area either temporarily or permanently. However, the effects are likely to be of local significance only, will not affect an environmentally sensitive area, and are unlikely to give rise to unusually complex and potentially hazardous effects.

Location of the Development

Existing land use

Are there existing land uses on or around the location which could be affected by the development, e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying?

5.48 The description of the site and its surroundings highlights the proximity of residential properties to the immediate south and east of the site. These properties are owned by the University of Liverpool and occupied as student residences. Other surrounding uses include entertainment facilities (The Philharmonic Hall), bars and restaurants, and education uses associated with the University of Liverpool and John Moores University. It is considered the proposed uses are compatible with existing uses adjacent to the site.

Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected?

5.49 As above.

Is the development located in a previously undeveloped area where there will be loss of greenfield land?

5.50 No, this is not the case.

Relative abundance, quality and regenerative capacity of natural resources in the area

Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?

- Groundwater resources
- Surface waters
- Forestry
- Agriculture
- Fisheries
- Tourism
- Minerals

5.51 We do not consider this to be the case.

Absorption capacity of the natural environment

Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the development?

5.52 The Site itself is not protected by any legislation of the nature described. The site is considered to be of low ecological value, taking its context and small size in to consideration.

Are there any other areas on or around the location which are important or sensitive for reasons of their ecology:

- Westlands, watercourses or other waterbodies
- The coastal zone
- Mountains, forests or woodlands
- Nature reserves and parks

5.53 None.

Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected?

5.54 The Site itself is not protected by any legislation of the nature described. The site is considered to be of low ecological value, taking its context and small size in to consideration.

5.55 A Phase 1 Ecological Assessment is to be submitted with the Application. If required, appropriate mitigation/compensation measures will be recommended and implemented as part of the proposed development to ensure any protected species are not unduly affected.

Are there any inland, coastal, marine or underground waters on or around the location which could be affected?

5.56 None.

Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?

5.57 According to the Environment Agency web site, the Site is not located in or near to a groundwater protection zone.

Are there any areas or features of high landscape or scenic value on or around the location which could be affected?

5.58 There are no known features of high landscape or scenic value in or around the Site.

Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?

There are no known routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected.

Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?

5.59 A Transport Statement will be submitted with the planning application to consider this matter. It should be noted that the proposed development will be car-free and as such no car parking will be provided on site or elsewhere as part of the proposed development.

Is the development in a location where it is likely to be highly visible to many people?

5.60 The Site is located in an urban location. It is visible from a number of adjacent streets. It will also be visible to occupiers of the residential properties located on Catharine Street and Falkner Street, which back onto the site.

5.61 Visual appearance will be assessed within the Design and Access Statement submitted in support of the planning application, but a high quality approach to design will ensure its visibility is a positive attribute of the scheme.

Are there any areas or features of historic or cultural importance on or around the location which could be affected?

5.62 The site is located within a Conservation Area. There are no Listed Buildings within the site boundary. To the north west of the site is a Grade II listed Belvedere Public House and the Grade II* Philharmonic Hall.

5.63 No physical works are proposed to these features as part of the proposed development. In terms of impact on their character or setting, it is considered the proposed development is a high quality development which is appropriate in terms of its scale, massing, height and appearance. It will ensure the character, appearance and setting of the Conservation Area and the adjacent Listed Buildings remain appropriate.

5.64 The impact on the setting of the features will be assessed within a Heritage Appraisal Statement to be submitted with the Application. If necessary, the Assessment will include measures to mitigate the impact of the development on such features.

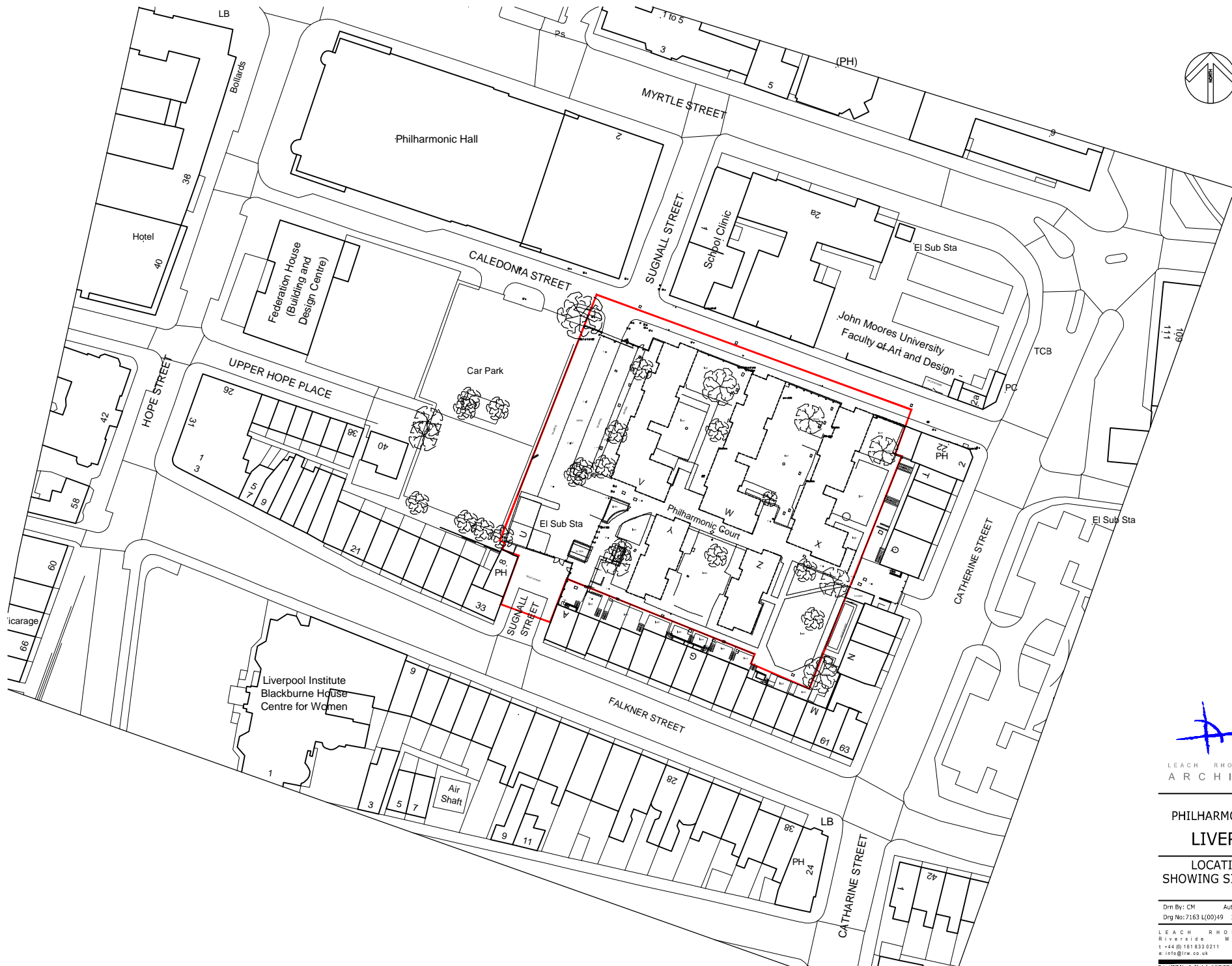
Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected?

5.65 We are unaware that this is the case.

Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?

5.66 The location is not susceptible in this regard.

Appendix 1 Site Plan



LEACH RHODES WALKER
ARCHITECTS

PHILHARMONIC COURT LIVERPOOL

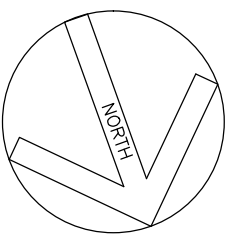
LOCATION PLAN
SHOWING SITE EDGE RED

Drn By: CM Auth By: CJG Date: 06.09.12
Drg No: 7163 L(00)49 1:1250@A4 Rev: C

LEACH RHODES WALKER
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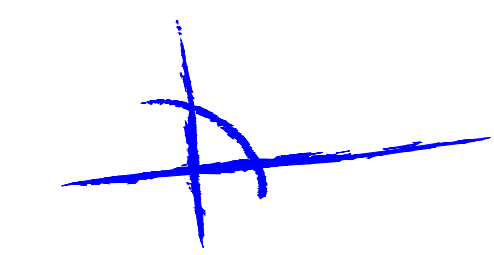
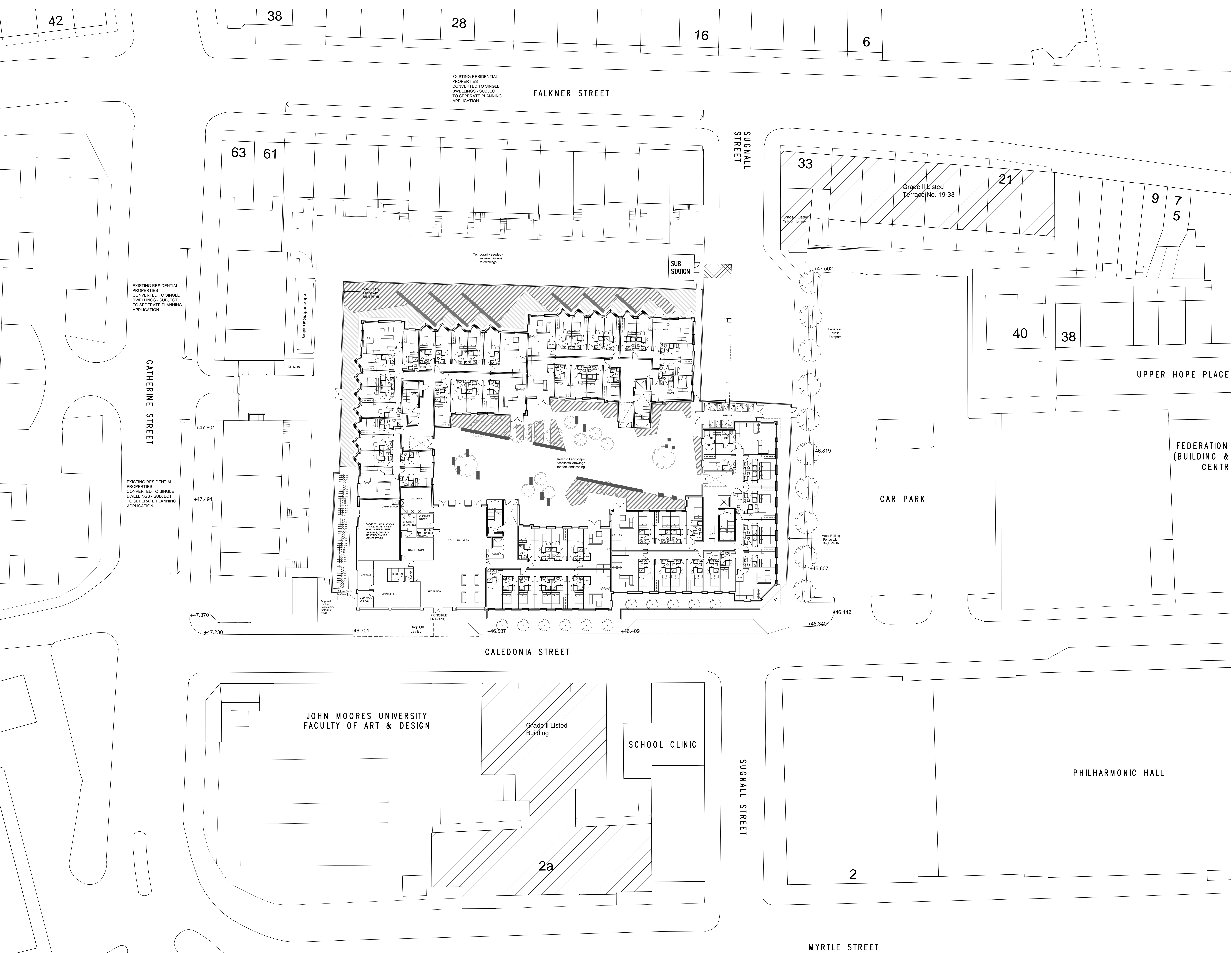
File No: L5763 Follow Street (Leach Rhodes Walker) 06-09-12 - Site Edge Red Printed By: Anne Cole

Appendix 2 Site Layout



ACCOMMODATION SCHEDULE

1 BED CLUSTER (RA ROOM)	1 No.
4 BED CLUSTER	6 No.
5 BED CLUSTER	6 No.
6 BED CLUSTER	1 No.



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GROUND FLOOR & SITE PLAN
(Illustrating Phase 1)

Drm By: ADC Auth By: CJG Date: 06.09.12
Drg No: 7163 L(00)57 1:200@A0 Rev: B

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10 to 1/200 Scale and (any other) 1/100 Scale - used for 1/200 Scale. 100% to 1/200 Scale.

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