


From: Richard Gee richard@romansummer.com 
Subject: New Chinatown - corrected / supplementary information
Date: 22 August 2015 12:27



To: Ridland, Chris Chris.Ridland@liverpool.gov.uk, Jones, Peter - Planning Peter.Jones2@liverpool.gov.uk, Flynn, Pete Pete.Flynn@liverpool.gov.uk

Cc: Puttnam, Nik Nik.Puttnam@liverpool.gov.uk, Dingwall, Andy Andy.Dingwall@liverpool.gov.uk, Alan Davies alan@dtpc.uk.com

Bcc: RichardHibbert@phd1construction.com, neil@landscapeprojects.co.uk, FrancisCole@phd1construction.com, kevinorish@phd1construction.com, PatrickOFlynn@phd1construction.com, LeonKendrick@phd1construction.com, dannysinclair@ajpstructeng.com, peter@northpointglobal.co.uk

Hi Chris & Peter (also Pete)

As you will have gathered, I am now back from holiday.

Further to our emails and conversations over the past week or so, I promised that I would issue you with a 'refined' package of certain information in one 'hit'.

All of the info originally submitted continues to stand unchanged, aside from the following :

1. DRAWINGS

Antonio issued you with a complete new set of drawings while I was away, which replaced all of the original drawings. As such, can I ask you to set aside the entire original drawing pack and accept the new pack. Those drawings were sent by Antonio in multiple emails and clogged up your in-box (Chris) so I am about to send a Dropbox link to Pete allowing access to all of the info I refer to in this email. As Antonio pointed out in his email, the drawings did not contain any changes to the original scheme *per se*, but simply picked up on a number of anomalies. The revised drawings are listed on the PDF entitled 'LIST OF DRAWINGS'.

2. D&AS

Ditto. This has been sent in 4 parts due to its size.

3. SUPPLEMENTARY TRANSPORT INFO

Alan Davies emailed you a number of supplementary papers shortly after the original submission. The original transport docs still stand, so this is extra info. Again, the link I am about to send to Pete contains this info. For the avoidance of doubt, this extra work falls under the banner 'STRATEGIC TRANSPORT ASSESSMENT - JUNCTION TESTING ADDENDUM' and contains 4 appendices (A, B, C & D).

4. REVISED AIR QUALITY ASSESSMENT

This was also issued last week direct to Chris by Dave Hodgkinson of Wardell Armstrong in my absence. This is a direct replacement for the original AQA. That original report was not incorrect *per se*, but has been updated to factor in additional traffic data presented by Alan Davies, and as such presents a wider / complete picture.

5. ADDITIONAL ECOLOGY REPORT

A Preliminary Ecological Assessment was submitted with the original papers. This continues to stand. But Wardell Armstrong have now completed their bat survey (and found no bats), and the results of that are set out in their new report entitled 'Bat Roost Assessment Survey'.

Other than the above, all of the original information continues to stand, and for ease of reference please see the bullets under para 1.11 of my Planning Statement (copy attached for your convenience).

Can I put you on notice that, by the end of this coming week (hopefully mid week), I will be issuing you with a complete landscaping package produced by Neil Swanson of Landscape Projects. This will contain full landscaping details for Phase 1 (to avoid the need for any pre-commencement conditions), and outline proposals / strategy for the outline element.

I also put you on notice that - in approximately 4 weeks from now - we intend to submit a Phase 2 SI report to supplement the Phase 1 Desktop report submitted with the original papers. The aim of this is of course to ensure that no pre-commencement conditions are attached to the Phase 1 element, such that construction can commence immediately upon issue of the planning permission.

I will leave this with you for the time being, and do shout if you feel anything is missing - particularly if you feel there is anything that will necessitate any pre-commencement conditions on Phase 1. The one thing I have in mind relates to off site highways works, which we normally ask AMEY to design up after consent is granted. We obviously need to avoid that for the purposes of Phase 1 and ensure that all of that detail is worked up and approved on day 1, so this is something I will liaise with Alan about this coming week. I know he's already chatted with Andy D and his team, and I'm sure it's all in hand, but it is just something that was niggling me while I was sunbathing last week.

The other thing that makes me slightly anxious, and I appreciate that this is out of your hands, is to ensure that your colleagues in Environmental Protection are actually going to look at the various documents that fall to them to consider - the

SI report when it is issued; noise; & AQA. You know the score here with certain other projects (and I can reel them off if you wish) where we have submitted this type of info with the application, but your colleagues have not looked at it, and we end up with a pre-commencement condition demanding precisely the same information we submitted with the application on day one. Again, I know this is not your responsibility, but we (by that I mean me and my client) must avoid any / all pre-commencement conditions for Phase 1 insofar as we possibly can. For this reason, I am copying in Nik in the event that he might be in a position to apply an element of 'pressure' on your EHO colleagues to secure they deal with the info as and when it is submitted.

I think that's it for now. I know you have been awaiting this supplementary / revised package before going out to wider consultation, so I will leave that with you.

Do shout if you need anything else at this stage, and can I please ask you to get back to me on our EIA Screening request? As you will appreciate, if this application is to convert to EIA, that will create a lot of extra work, time and expense, so the sooner we get the answer on that, the more realistic it will be to pull together an ES within a decent time frame.

Regards

Richard

On 19 Aug 2015, at



PLANNING
STATEMENT.pdf

10:59, Ridland, Chris <Chris.Ridland@liverpool.gov.uk> wrote:

Richard,

I'd be grateful if you could do the same for all Antonio's submissions as they exceed 90 MB, have blocked my in-box and I've therefore had to delete them.

Regards,

Chris Ridland | Principal Planning Officer
Liverpool City Council | Municipal Buildings | Dale Street | Liverpool | L2 2DH
T: 0151 233 0314 | E: chris.ridland@liverpool.gov.uk
Online: www.liverpool.gov.uk

<image002.jpg>

From: Richard Gee [<mailto:richard@romansummer.com>]

Sent: 18 August 2015 07:40

To: Ridland, Chris

Cc: Hodgkinson, Dave; Danny Sinclair

Subject: Re: AQA report

OK will do Chris

On 17 Aug 2015, at 08:51, Ridland, Chris <Chris.Ridland@liverpool.gov.uk> wrote:

Richard,

It may be as well to submit this document as part of the your comprehensive submission of additional documents to be provided on Friday (21.08.15).

Regards,

Chris Ridland | Principal Planning Officer
Liverpool City Council | Municipal Buildings | Dale Street | Liverpool | L2 2DH
T: 0151 233 0314 | E: chris.ridland@liverpool.gov.uk
Online: www.liverpool.gov.uk

<image002.jpg>

From: Hodgkinson, Dave [<mailto:dhodgkinson@wardell-armstrong.com>]

Sent: 16 August 2015 00:36

To: Richard Gee
Cc: Ridland, Chris; Danny Sinclair
Subject: Re: AQA report

Will do

Sent from my iPhone

On 15 Aug 2015, at 09:01, Richard Gee <richard@romansummer.com> wrote:

Thanks for this Dave

I am on holiday until Friday. While I can send emails, I cannot send attachments (as the signal strength is not at all good enough).

Can I therefore request that you issue this direct to Chris Ridland at LCC (copied in) on my behalf?

Chris - when this revised AQA comes through, can I request that it is accepted as a replacement to the original version?

Cheers

Richard

On 14 Aug 2015, at 08:46, Hodgkinson, Dave <dhodgkinson@wardell-armstrong.com> wrote:

Gents

Here's the AQ report

Best Regards

<[image001.png](#)>

Dave Hodgkinson | Technical Director
Wardell Armstrong LLP
Sir Henry Doulton House, Forge Lane, Etruria, Stoke on Trent, ST1 5BD
t: 01782 276700

<[image002.png](#)> <[image003.png](#)>
<[image004.png](#)> <[image005.png](#)>

<ST14813 Final AQ Report.pdf>

<[image003.png](#)>

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