

## Application for Planning Permission. Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Site Address

|                |  |
|----------------|--|
| Number         | <input type="text"/>   |
| Suffix         | <input type="text"/>   |
| Property name  | <input type="text"/>   |
| Address line 1 | Land bound by Great George St, St James St, Duncan St, Upper Pitt St and Cookson St and Hardy St |
| Address line 2 | <input type="text"/>   |
| Address line 3 | <input type="text"/>   |
| Town/city      | Liverpool  |
| Postcode       | L1 7BX   |

Description of site location must be completed if postcode is not known:

|              |        |
|--------------|--------|
| Easting (x)  | 335165 |
| Northing (y) | 389269 |

Description

Derelict land with existing vacant buildings

### 2. Applicant Details

|                |                                       |
|----------------|---------------------------------------|
| Title          | Mr                                    |
| First name     | Neal                                  |
| Surname        | Hunter                                |
| Company name   | Great George Street Developments Ltd. |
| Address line 1 | Yorkshire House                       |
| Address line 2 | 18 Chapel Street                      |
| Address line 3 | <input type="text"/>                  |
| Town/city      | Liverpool                             |

2. Applicant Details

|                  |        |
|------------------|--------|
| Country          |        |
| Postcode         | L3 9AG |
| Primary number   |        |
| Secondary number |        |
| Fax number       |        |
| Email address    |        |

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

|                  |                     |
|------------------|---------------------|
| Title            | Mr                  |
| First name       | Ian                 |
| Surname          | Ford                |
| Company name     |                     |
| Address line 1   | Arup                |
| Address line 2   | The Plaza           |
| Address line 3   | 100 Old Hall Street |
| Town/city        | Liverpool           |
| Country          |                     |
| Postcode         | L3 9QJ              |
| Primary number   | 01512279397         |
| Secondary number |                     |
| Fax number       |                     |
| Email            | ian.ford@arup.com   |

4. Site Area

|   |           |
|---|-----------|
| What is the measurement of the site area?<br>(numeric characters only). | 34075     |
| Unit  | sq.metres |

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Full planning permission to demolish existing structures and erect a mixed use development over 7 buildings (2-18 storeys) comprising 466 apartments and 37 townhouses (Use Class C3), 6,280sqm of commercial space (A1,A2,A3,A4, D1 and D2), 6,074sqm hotel (use class C1) and 4,183sqm of office space (use Class B1) with associated access, parking , servicing, soft and hard landscaping and public open space.

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Vacant land

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Commercial and residential land.

When did this use end (if known)? DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used in the build? ☐ Yes ☒ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

|  |  |
|--|--|
| Walls  |  |
| Description of existing materials and finishes (optional): |  |
| Description of proposed materials and finishes:            | Please refer to drawings package and Design and Access Statement |

|  |  |
|--|--|
| Roof   |  |
| Description of existing materials and finishes (optional): |  |
| Description of proposed materials and finishes:            | Please refer to drawings package and Design and Access Statement |

|  |  |
|--|--|
| Windows  |  |
| Description of existing materials and finishes (optional): |  |
| Description of proposed materials and finishes:            | Please refer to drawings package and Design and Access Statement |

|  |  |
|--|--|
| Doors  |  |
| Description of existing materials and finishes (optional): |  |
| Description of proposed materials and finishes:            | Please refer to drawings package and Design and Access Statement |

|  |  |
|--|--|
| Boundary treatments (e.g. fences, walls)                   |  |
| Description of existing materials and finishes (optional): |  |
| Description of proposed materials and finishes:            | Please refer to drawings package and Design and Access Statement |

7. Materials

|  |  |
|--|--|
| Vehicle access and hard standing                           |  |
| Description of existing materials and finishes (optional): |  |
| Description of proposed materials and finishes:            | Please refer to drawings package and Design and Access Statement |

|  |  |
|--|--|
| Lighting   |  |
| Description of existing materials and finishes (optional): |  |
| Description of proposed materials and finishes:            | Please refer to drawings package and Design and Access Statement |

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to drawings package and Design and Access Statement

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☒ Yes ☐ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☒ Yes ☐ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Design and Access Statement  
Transport Assessment  
Drawings Package

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

| Type of vehicle   | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|-------------------|---------------------------|--|----------------------|
| Cars              | 0                         | 412  | 412                  |
| Motorcycles       | 0                         | 0  | 0                    |
| Disability spaces | 0                         | 27   | 27                   |
| Cycle spaces      | 0                         | 300  | 300                  |

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is

## 10. Trees and Hedges

required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

**How will surface water be disposed of?**

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

## 12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species (see guidance note):

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

b) Designated sites, important habitats or other biodiversity features (see guidance note):

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

c) Features of geological conservation importance (see guidance note):

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains Sewer

☐ Septic Tank

☐ Package Treatment plant

☐ Cess Pit

☐ Other

☐ Unknown

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

13. Foul Sewage

See Flood Risk Assessment and Drainage Strategy

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

See Design and Access Statement, Transport Assessment and Management Strategy

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

See Design and Access Statement, Transport Assessment and Management Strategy

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☒ No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

- 1. Answer 'No' to the question below;
- 2. Download and complete this supplementary information template (PDF);
- 3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? ☒ Yes ☐ No

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market
- ☐ Social
- ☐ Intermediate
- ☐ Key Worker

Add 'Market' residential units

| Market: Proposed Housing |                    |     |   |    |         |       |
|--------------------------|--------------------|-----|---|----|---------|-------|
|                          | Number of bedrooms |     |   |    |         |       |
|                          | 1                  | 2   | 3 | 4+ | Unknown | Total |
| Houses                   | 149                | 317 | 0 | 0  | 37      | 503   |
| Total                    | 149                | 317 | 0 | 0  | 37      | 503   |

Please select the existing housing categories that are relevant to your proposal.

- ☐ Market
- ☐ Social
- ☐ Intermediate
- ☐ Key Worker

Total proposed residential units 503

Total existing residential units 0

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

| Use Class | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|-----------|--|---|---|--|
| Other     | 1500   | 1500  | 19,844  | 18,344   |
| Total     | 1500   | 1500  | 19,844  | 18,344   |

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

| Use Class   | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|-------------|--|---|----------------------|
| C1 - Hotels | 0  | 150   | 150                  |

18. Employment

Will the proposed development require the employment of any staff? ☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
- ☐ The applicant
- ☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

|            |                                   |
|------------|-----------------------------------|
| Title      | Mr                                |
| First name | Paul                              |
| Surname    | Vertigen                          |
| Reference  | Case Officer for this application |

Date (Must be pre-application submission)

Details of the pre-application advice received

See Consultation Statement for more details

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

|                                   |  |
|-----------------------------------|--|
| Name of Owner/Agricultural Tenant | China Town Development Company Limited |
| Number                            | 93                                     |
| Suffix                            |  |
| House Name                        |  |
| Address line 1                    | Church Street                          |
| Address line 2                    |  |
| Town/city                         | Bilston                                |
| Postcode                          | WV4 0BJ                                |
| Date notice served (DD/MM/YYYY)   | 05/10/2018                             |



25. Ownership Certificates and Agricultural Land Declaration

|                                   |                        |
|-----------------------------------|------------------------|
| Name of Owner/Agricultural Tenant | Liverpool City Council |
| Number                            |                        |
| Suffix                            |                        |
| House Name                        | Cunard Building        |
| Address line 1                    | Water Street           |
| Address line 2                    |                        |
| Town/city                         | Liverpool              |
| Postcode                          | L3 1AH                 |
| Date notice served (DD/MM/YYYY)   | 05/10/2018             |

|                                   |               |
|-----------------------------------|---------------|
| Name of Owner/Agricultural Tenant | SP Manweb PLC |
| Number                            |               |
| Suffix                            |               |
| House Name                        |               |
| Address line 1                    | 3 Prenton Way |
| Address line 2                    | Wirral        |
| Town/city                         | Prenton       |
| Postcode                          | CH43 3ET      |
| Date notice served (DD/MM/YYYY)   | 05/10/2018    |

|                                   |               |
|-----------------------------------|---------------|
| Name of Owner/Agricultural Tenant | SP Manweb Plc |
| Number                            |               |
| Suffix                            |               |
| House Name                        |               |
| Address line 1                    | Wrexham Road  |
| Address line 2                    | Pentre Bychan |
| Town/city                         | Wrexham       |
| Postcode                          | LL14 4DU      |
| Date notice served (DD/MM/YYYY)   | 05/10/2018    |

**25. Ownership Certificates and Agricultural Land Declaration**

|                                   |                      |
|-----------------------------------|----------------------|
| Name of Owner/Agricultural Tenant | Urban Splash Limited |
| Number                            |                      |
| Suffix                            |                      |
| House Name                        | Timber Wharf         |
| Address line 1                    | 16-22 Worsley Street |
| Address line 2                    |                      |
| Town/city                         | Manchester           |
| Postcode                          | M15 4LD              |
| Date notice served (DD/MM/YYYY)   | 05/10/2018           |

|                                   |                                |
|-----------------------------------|--------------------------------|
| Name of Owner/Agricultural Tenant | Liverpool Mutual Homes Limited |
| Number                            |                                |
| Suffix                            |                                |
| House Name                        | The Observatory                |
| Address line 1                    | 1 Old Haymarket                |
| Address line 2                    |                                |
| Town/city                         | Liverpool                      |
| Postcode                          | L1 6RA                         |
| Date notice served (DD/MM/YYYY)   | 05/10/2018                     |

|                                   |                         |
|-----------------------------------|-------------------------|
| Name of Owner/Agricultural Tenant | Screen Services Limited |
| Number                            |                         |
| Suffix                            |                         |
| House Name                        |                         |
| Address line 1                    | 138 Park Road North     |
| Address line 2                    | Birkenhead              |
| Town/city                         |                         |
| Postcode                          | L41 8AB                 |
| Date notice served (DD/MM/YYYY)   | 05/10/2018              |

25. Ownership Certificates and Agricultural Land Declaration

|                                   |                 |
|-----------------------------------|-----------------|
| Name of Owner/Agricultural Tenant | Sunil Anand     |
| Number                            |                 |
| Suffix                            |                 |
| House Name                        | Palladium House |
| Address line 1                    | Boundary Road   |
| Address line 2                    |                 |
| Town/city                         | St. Helens      |
| Postcode                          | WA10 2LL        |
| Date notice served (DD/MM/YYYY)   | 05/10/2018      |

|                                   |                  |
|-----------------------------------|------------------|
| Name of Owner/Agricultural Tenant | Shell UK Limited |
| Number                            |                  |
| Suffix                            |                  |
| House Name                        | Shell Centre     |
| Address line 1                    | London           |
| Address line 2                    |                  |
| Town/city                         |                  |
| Postcode                          | SE1 7NA          |
| Date notice served (DD/MM/YYYY)   | 05/10/2018       |

|                                   |                  |
|-----------------------------------|------------------|
| Name of Owner/Agricultural Tenant | Neil Andrew Shaw |
| Number                            |                  |
| Suffix                            |                  |
| House Name                        | Redroof          |
| Address line 1                    | Lyons Lane       |
| Address line 2                    | Stockton Heath   |
| Town/city                         | Warrington       |
| Postcode                          | WA4 5JG          |
| Date notice served (DD/MM/YYYY)   | 05/10/2018       |

25. Ownership Certificates and Agricultural Land Declaration

|                                   |                         |
|-----------------------------------|-------------------------|
| Name of Owner/Agricultural Tenant | The Housing Corporation |
| Number                            | 149                     |
| Suffix                            |                         |
| House Name                        |                         |
| Address line 1                    | Tottenham Court Road    |
| Address line 2                    |                         |
| Town/city                         | London                  |
| Postcode                          | W1P 0BN                 |
| Date notice served (DD/MM/YYYY)   | 05/10/2018              |

|                                   |  |
|-----------------------------------|--|
| Name of Owner/Agricultural Tenant | The Corporation of the Cathedral Church of Christ in Liverpool |
| Number                            |  |
| Suffix                            |  |
| House Name                        |  |
| Address line 1                    | St James Mount   |
| Address line 2                    |  |
| Town/city                         | Liverpool  |
| Postcode                          | L1 7AZ   |
| Date notice served (DD/MM/YYYY)   | 05/10/2018   |

Person role

- ☐ The applicant  
☒ The agent

|                               |   |
|-------------------------------|---|
| Title                         | Mr  |
| First name                    | Ian   |
| Surname                       | Ford  |
| Declaration date (DD/MM/YYYY) | 05/10/2018    Application Form Updated 10/07/2019 |

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

|                                  |   |
|----------------------------------|---|
| Date (cannot be pre-application) | 15/10/2018    Application Form Updated 10/07/2019 |
|----------------------------------|---|