

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. Applicant Name, Address and Contact Details

Title:	<input type="text"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="n/a"/>
Company name:	<input type="text" value="Redrow Homes Ltd"/>				
Street address:	<input type="text" value="Redrow House"/>				
	<input type="text" value="14 Eaton Avenue"/>			Telephone number:	<input type="text"/>
	<input type="text" value="Matrix Office Park"/>			Mobile number:	<input type="text"/>
Town/City:	<input type="text" value="Buckshaw Village"/>			Fax number:	<input type="text"/>
Country:	<input type="text" value="Chorley"/>			Email address:	<input type="text"/>
Postcode:	<input type="text" value="PR7 7NA"/>			<input type="text"/>	
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Miss"/>	First Name:	<input type="text" value="Amy"/>	Surname:	<input type="text" value="Longmore"/>
Company name:	<input type="text" value="Turley"/>				
Street address:	<input type="text" value="1 New York Street"/>				
	<input type="text"/>			Telephone number:	<input type="text" value="01612337676"/>
	<input type="text"/>			Mobile number:	<input type="text"/>
Town/City:	<input type="text" value="Manchester"/>			Fax number:	<input type="text"/>
Country:	<input type="text"/>			Email address:	<input type="text"/>
Postcode:	<input type="text" value="M1 4HD"/>			<input type="text" value="amy.longmore@turley.co.uk"/>	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Full planning application for a residential development comprising 39 no. dwellings and the conversion of existing buildings into 12 homes/Properties, with access from Harthill Road, parking, landscaping and amenity space

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

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

Land to the south east of Harthill Road.

5. 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: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Three pre-application meetings held:

- 22nd February 2016 – pre-application meeting to introduce the proposal and discuss design / layout
- 26th April 2016 – pre-application meeting to discuss revised design
- 13th June 2016 – final pre-application meeting to present final layout / design

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

Is a new or altered vehicle 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 the reference of the plan(s)/drawings(s)

Transport Statement Figures

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

7. Waste Storage and Collection

Waste Mgt Layout WML-01

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

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you? ☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

1.8m High Brick Wall Redrow
Standard Detail No. E-SD0806 on Plan BTL-01
1.8m High Close Boarded Fence
Redrow Standard Detail No. E-SD0906 on Plan BTL-01
750mm High Post & Rail Fence
Redrow Standard Detail No. E-SD0900 on Plan BTL-01
1200mm Red Sandstone Wall
Redrow Detail No. E-SDSWALL on Plan BTL-01
Timber Gate Position Redrow
Standard Detail No. E-SD0910 on Plan BTL-01

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

UPVC:
White
Camouflage Beige - BS381 389
Dk Camouflage Desert Sand BS381 - 420
Green Mist Willow - BS 4800-12B17
Braemar BS4800 - 14C35
See plan ref ML-01 Materials Layout

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Forticrete Gemini - Slate Grey
Forticrete Gemini - Mixed Russet
Russell Highland Tile - Slate Grey
See plan ref ML-01 Materials Layout

Vehicle Access - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Proposed tarmac with red chippings
Proposed tegular blockpaving
See Plan DSL-01

Walls - description:

Description of *existing* materials and finishes:

9. Materials

n/a
Description of <i>proposed</i> materials and finishes:
Ibstock - Western Red Multi Stock or Ibstock - Dorket Head Balmoral Ibstock - Marlborough Stock or Ibstock - Sandringham Ibstock - New Cavendish Stock or Ibstock - Dorket Head Windsor All detail bricks, heads, & sills to be built using Ibstock - Leicester Red Stock Chalk Render (Pral M 2500) Ashlar render (apartment blocks only) See plan ref ML-01 Materials Layout

Windows - description:

Description of <i>existing</i> materials and finishes:
n/a
Description of <i>proposed</i> materials and finishes:
All windows to be White UPVC double glazed. See plan ref ML-01 Materials Layout

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Plans: Design and Access Statement Balmoral -LTH-Plans Blenheim-LTH-Elevation Blenheim-LTH-Elevation-Render Blenheim-LTH-Elevations Blenheim-LTH-Plans Boundary Treatment Layout BTL-01 Coloured Site Layout CL-01 Detailed Site Layout DSL-01 Henley -LTH-Elevations Henley -LTH-Plans Henley Premium-LTH Ledbury-Malvern LTH-Elevations Ledbury-Malvern LTH-Plans Materials Layout ML-01 PL03 Existing Site Plan PL04 Beechley Existing Basement Floor Plan PL05 Beechley Existing Ground Floor Plan PL06 Beechley Existing First Floor Plan PL07 Beechley Existing Roof Plan PL08 Beechley House Existing Elevations sheet 1 PL09 Beechley House Existing Elevations sheet 2 PL10 Beechley House existing section PL11 Stables Existing GF Plan PL12 Stables Existing FF Plan PL13 Stables Existing Roof Plan PL14 Stables Existing Elevations and section PL15 Existing Summer house floor plans PL16 Summer house elevations and section PL17E Proposed Site Layout PL18 Proposed Basement Floor Plan PL19 Proposed Ground Floor Plan PL20 Proposed First Floor Plan PL21 Proposed Roof Plan PL22 Proposed Elevations PL23 Proposed Elevations PL24 Proposed Section PL25A Stables GF Proposed PL26A Stables FF Proposed
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9. Materials

PL27A Proposed Stables Elevations and section
PL28 Proposed Summer house floor plans
PL29 Proposed Summer house Elevations
PL-30 3D internal views of stables
PL-31 Beechley House and Stables link
PL-32 Beechley West Elevation and courtyard car park
PL-33A Beechley Front elevation and further development
PL-34 Beechley House Rear Elevation Summer House and Ornate garden
PL-35 Aerial view of Beechley House Summer House and Stables
PL-36C Proposed Coloured Site Plan
PL-37A Main Entrance Gate Existing and Proposed
Richmond -LTH-Elevations Render
Richmond -LTH-Elevations
Richmond -LTH-Plans
Richmond Premium-LTH
Sandringham-LTH-Elevations
Sandringham-LTH-Elevations-Render
Sandringham-LTH-Plans
Site Location Plan Red Line Boundary
Streetscenes SS-01
Waste Mgt Layout WML-01

10. Vehicle Parking

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	100	100

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐ Other ☐

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 and state references for the plan(s)/drawing(s):

Flood Risk Assessment

12. 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 an appropriate 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 ☒ Main sewer ☐ Pond/lake
☒ Soakaway ☐ Existing watercourse

13. 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

☐ 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

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

c) Features of geological conservation importance

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

14. Existing Use

Please describe the current use of the site:

The northern extent of the site comprises a council department depot and the central extent of the site comprises land used by a miniture railway club and Calder Kids adventure playground and associated building. Beechley House (a former care home facility) and associated gardens, Beechley Stables and associated paddocks comprise the western and southern extents of the site.

Is the site currently vacant? ☐ Yes ☒ No

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

15. 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 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'.

16. Trade Effluent

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

17. Residential Units

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

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

17. Residential Units

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Cluster Flats					
Flats/Maisonettes	3	8	1	0	0
Houses	0	1	3	35	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

51

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Overall Residential Unit Totals

Total proposed residential units 51

Total existing residential units

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

5.24

hectares

22. 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:

n/a

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 clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. 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

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

25. Certificates (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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant				Date notice served		
Name:	<input type="text" value="Liverpool City Council"/>			<input type="text" value="08/08/2016"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="Municipal Buildings"/>					
Locality:	<input type="text" value="Dale Street"/>					
Town:	<input type="text" value="Liverpool"/>					
Postcode:	<input type="text" value="L2 2DH"/>					
Title:	<input type="text" value="Miss"/>	First name:	<input type="text" value="Amy"/>	Surname:	<input type="text" value="Longmore"/>	
Person role:	<input type="text" value="AGENT"/>		Declaration date:	<input type="text" value="08/08/2016"/>	<input checked="" type="checkbox"/> 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