

Our ref: MA/DG/001-15A/L001m

Your ref: PP05341642



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S73 APPLICATION TO AMEND APPROVED PLANS PERTAINING TO 13F/2313. LAND AT EDGE LANE RETAIL PARK, EDGE LANE, LIVERPOOL L13.

Dear Jon

I am pleased to confirm that this application is submitted on behalf of our client; Derwent Group Ltd in relation to this application which seeks to amend the layout and configuration of units from approved scheme 13F/2313 in a specific part of the site south of Edge Lane and adjacent to the railway which is referred to as the Western Quarter. This application has been submitted on the Planning Portal and the relevant reference is PP05341642.

We would confirm for completeness that the application would intend that a number of the currently approved plans identified at condition 2 of 13F/2313 would be superseded, but no changes are sought in terms of matters of floorspace thresholds or other principles of the original consent.

Additional Information

The application is accompanied by a detailed Planning Statement and a Transport Technical Note which clarifies the proposals and makes an assessment of whether through these amendments the development remains acceptable in planning terms. Given that the quantum and mix of development proposed will not exceed that previously tested and found acceptable in planning terms, the reports both conclude that the development should be supported.

Summary of Proposals

Clearly the applicant has recently secured resolution for a consent for an amendment to 13F/2313 in a similar area- the decision notice for 15F/3053 due to be issued on 21st July. However, in the period between its submission in November 2015 and now there has been very considerable occupier interest in this Western Quarter area such that the majority of the long retail terrace already has identified committed occupiers. This occupier roster has changed from what was envisaged previously and whilst the layout of the retail terrace is very similar there has been a need to amend approved plans and also to reconfigure the car park and estate road layout.

As soon as this application is made valid, the applicant will commence work with the Council to progress detailed

highway design and statutory processes to stop up areas of adopted highway to accelerate the delivery of this first key phase of the Liverpool Shopping Park scheme which is a Mayoral priority.

The early delivery of these employment uses will catalyse the opportunity for local jobs and investment. Given the extent of local deprivation and the growing inequality gap, this provides a much needed boost to the local economy. It should also be noted that this does not impede the phased completion of the residual development already approved. I look forward to your confirmation in terms of progress towards determination.

Yours sincerely



Mark Aylward

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