

30 November 2020

Delivered by email and post

Felicity Collins
Liverpool City Council
Planning Department
Cunard Building, Water St
Liverpool
L3 1AH

Ref: LIVM3025

Dear Felicity

LIVERPOOL FOOTBALL CLUB AND ATHLETIC GROUNDS LTD: EXPANSION OF ANFIELD ROAD STAND, ANFIELD STADIUM

We are pleased to submit this application on behalf of Liverpool Football Club and Athletic Grounds Limited ("LFC" or "the Club") for full planning permission to expand the Anfield Road Stand to accommodate an additional c.7,000 spectators with associated hospitality and spectator facilities, new public realm, and the realignment of Anfield Road.

The description of development is as follows:

"Full planning permission for:

- (i) The partial demolition and extension of the Anfield Road Stand to provide up to 7,000 additional seats and internal facilities including general admission concourses, hospitality lounges, a family fan zone, club offices, staff facilities and plant and equipment; with associated public realm; lighting; landscaping and associated infrastructure.*
- (ii) Use of Anfield Stadium for other team sporting events and to host up to 12 concerts and / or major events per annum"*

Application Documents

A full list of the application documents can be found in the Appendix of this letter.

We have submitted this planning application directly to Liverpool City Council and the requisite planning application fee of £56,531.00 has been paid directly via BACs. I would be grateful if you would note the following:

- Appendix 1 of the Summary Guide to the Planning Application provides a comprehensive list of the application documents.

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- The Environmental Statement, Volume 2: Technical Appendices (D2/3) includes the Arboricultural Assessment (Appendix 7.5) and the Daylight, Sunlight and Overshadowing Appraisal (Appendix 2.1).
- All application drawings are submitted both as part of the planning application and within Appendix 4.1 of the Environmental Statement, Volume 2: Technical Appendices (D2/3). However, the drawings will only be uploaded once to Liverpool City Council's Planning Explorer, and should be read against the application as a whole and the Environmental Statement (specifically Appendix 4.1) Volumes 1, 2 and 3 [Documents D1/3, D2/3 and D3/3, respectively].
- As requested, hard copies of the application plans have also been provided and issued separately by post and marked for your attention.

Background to the Application

Liverpool FC is one of the most widely-supported, illustrious and successful professional association clubs in world football and are current holders of the Premier League title.

Anfield has been the home of LFC since the Club was formed in 1892. In the intervening years the Club has grown and several permissions granted to enable the stadium to expand and evolve to meet changing needs.

Over the past decade Liverpool FC has embarked upon an unprecedented redevelopment of its spiritual home, Anfield Stadium, to provide their fans and visitors with a world-class arena fit for the 21st Century.

The first phase of the stadium redevelopment was expansion of the Main Stand which was completed in 2016, adding c.8,500 seats and bringing the capacity of the stadium to c.53,860. That development also delivered enhanced match day facilities, including best-in-class corporate hospitality, concourses and bars for general admission ticket holders; and a significant area of new high-quality public realm, including the relocated Hillsborough Memorial.

At the same time as obtaining planning permission for the new Main Stand, the Club secured outline planning permission to add c.4,800 seats to the Anfield Road Stand; this would bring the overall capacity of the stadium to c.58,500. While that permission has now expired, it does set an important baseline by which to consider the current application.

In August 2019, the Club announced that they would allow the outline planning permission for the Anfield Road Stand to lapse, enabling them to finalise alternative options for the second phase expansion of the stadium through submission of a new planning application.

The Club launched its revised plans for the Anfield Road Stand in November 2019 and carried out extensive stakeholder consultation at that time. The draft plans showed an almost identical footprint, scale, height and massing to the previously consented scheme, including a proposal for the permanent closure of part of Anfield Road to vehicular traffic. Having carried out a detailed internal appraisal of the seating bowl against up-to-date design and safety standards, the plans showed an increase in potential capacity of around 7,000, which would bring the overall capacity of the stadium to c.61,000. The plans included enhanced facilities for fans within the stadium as well as relocation of the existing fan park into a covered fan zone.

The Club also announced its intention to apply for permanent use of the Stadium to host concerts, other major events and a wider range of team sports.

Following feedback received during that consultation, the scheme was amended to retain and realign Anfield Road around the new stand meeting the wishes of local residents. A further community consultation in spring 2020 demonstrated significant local support for that revised scheme and the proposals generally.

Planning Appraisal

The proposed development is assessed in-depth against the policies within the adopted and emerging development plan documents of Liverpool City Council, as well as other relevant policy, within the Planning Statement (B1/3). This is assessed across four key themes:

The Principle of Development

The adopted Liverpool Unitary Development Plan (UDP) contains a specific policy that aims to facilitate the growth and development of Liverpool and Everton football clubs, alongside specific support for the expansion of Anfield stadium within other policy documents prepared by Liverpool City Council. It is therefore apparent that there is support for the expansion of the Stadium 'in principle'.

Meeting Regeneration Objectives

The overriding objective of the Liverpool UDP, alongside other policy and vision documents prepared by Liverpool City Council, is to secure urban regeneration. The proposed expansion of the Anfield Road Stand will deliver direct local regeneration benefits and opportunities through the creation of new jobs and subsequent wealth creation, widening recreational opportunities, and significant improvements to the physical environment. Likewise, the proposed development will also greatly boost the image of Anfield and the surrounding area, which will subsequently act as a catalyst for development and regeneration. This is evidenced by the new Main Stand, which has achieved tangible stadium-led regeneration benefits and made a significant contribution towards realising the vision for the Anfield neighbourhood.

Impact on Historic Assets

It is demonstrated within the Heritage Assessment (I1/1) that the development will result in less than considerable harm to the significance of the nearby heritage assets, such as on the setting of Stanley Park and Anfield Cemetery, and that any identified harm will be outweighed by the significant regenerative benefits delivered by the stadium expansion. This was also the conclusion of Liverpool City Council in the previously granted planning permission for the proposed expansion of the Anfield Road Stand, which was of an almost identical scale, height and massing to the current proposals.

Technical and other Development Management Considerations

The Environmental Statement and technical reports demonstrate that there are no technical constraints to the development and it complies with all relevant development management policies of the adopted UDP; including those relating to residential amenity.

Overall Conclusion and Planning Balance

In summary, the package of application documents demonstrate that the proposed development is sustainable, and is supported by the policies of the adopted and emerging Liverpool development plan and supplementary planning and other policy documents. The development will deliver significant local and city-wide socio-economic benefits and will continue to act as a catalyst for regeneration in the Anfield area.

The comprehensive regeneration and wider economic benefits are sufficient to outweigh any temporal adverse impact on the residential amenities of a small number of nearby dwellings and the less than substantial harm to heritage assets. The development therefore accords with the development plan and a grant of planning permission is both appropriate and in the wider public interest.

I trust that you have sufficient information to register and determine this application and I look forward to receiving your confirmation of receipt and projected timescale for determination as soon as possible. In the meantime, if you have any queries or require anything further please do not hesitate to contact me (tel: 07718 589451) or Daniel Ramsay (daniel.ramsay@turley.co.uk).

Yours sincerely

A handwritten signature in dark ink, appearing to read "Sam Ryan". The signature is written in a cursive, flowing style.

Sam Ryan
Consultant

Appendix 1: Submission Documents

DOCUMENT SCHEDULE

Ref	Document
A1/1	Summary Guide to the Planning Application
B1/3	Planning Statement
B2/3	Appendices to Planning Statement
B3/3	Draft S106 Agreement
C1/2	Application Drawings
C2/2	Design and Access Statement
D1/3	Environmental Statement, Volume 1: ES Chapters and Figures
D2/3	Environmental Statement, Volume 2: Technical Appendices
D3/3	Environmental Statement, Volume 3: Non-Technical Summary
E1/3	Transport Assessment
E2/3	Transport Strategy
E3/3	Staff Travel Plan
F1/1	Air Quality Assessment
G1/1	Phase I Geo-Environmental Desk Study
H1/1	Flood Risk Assessment
I1/1	Heritage Assessment
J1/1	Socio-Economic Statement
K1/1	Health and Wellbeing Statement
L1/1	Lighting Impact Assessment
M1/1	Statement of Community Engagement
N1/1	Sustainability Statement

DRAWING SCHEDULE

Ref	Drawing	Rev
Site Plans		
19870-KSS-ZZ-ZZ-DR-A-9001-S2-P4	Location Plan	P4
19870-KSS-ZZ-ZZ-DR-A-9002-S2-P2	Existing Site Plan	P2
19870-KSS-ZZ-ZZ-DR-A-9003-S2-P2	Proposed Site Plan	P2
Existing Plans		

19870-KSS-AR-00-DR-A-9105-S2-P3	Level 00 Existing Plan	P3
19870-KSS-AR-01-DR-A-9105-S2-P3	Level 01 Existing Plan	P3
19870-KSS-AR-02-DR-A-9105-S2-P3	Level 02 Existing Plan	P3
19870-KSS-AR-R2-DR-A-9105-S2-P3	Existing Roof Plan	P3
Existing Elevations and Sections		
19870-KSS-ZZ-ZZ-DR-A-9310-S2-P2	Existing and Proposed North East Site Elevation	P2
19870-KSS-ZZ-ZZ-DR-A-9311-S2-P2	Existing and Proposed North West Site Elevation	P2
19870-KSS-ZZ-ZZ-DR-A-9312-S2-P2	Existing and Proposed South West Site Elevation	P2
19870-KSS-ZZ-ZZ-DR-A-9205-S2-P3	Existing and Proposed Site Section	P3
Proposed Plans		
19870-KSS-AB-ZZ-DR-A-9101-S2-P2	Seating Plan	P2
19870-KSS-AR-00-DR-A-9101-S2-P7	Level 00 Proposed Plan	P7
19870-KSS-AR-01-DR-A-9101-S2-P6	Level 01 Proposed Plan	P6
19870-KSS-AR-02-DR-A-9101-S2-P6	Level 02 Proposed Plan	P6
19870-KSS-AR-M0-DR-A-9101-S2-P7	Level 00 Mezzanine Proposed Plan	P7
19870-KSS-AR-R1-DR-A-9101-S2-P6	Level R1 Proposed Roof and Plant Plan	P6
19870-KSS-AR-R2-DR-A-9101-S2-P6	Proposed Roof Plan	P6
Proposed Elevations and Sections		
19870-KSS-AR-ZZ-DR-A-9301-S2-P5	Proposed South East Elevation	P5
19870-KSS-AR-ZZ-DR-A-9302-S2-P4	Proposed North West Elevation	P4
19870-KSS-AR-ZZ-DR-A-9303-S2-P2	Proposed South East Elevation	P2
19870-KSS-AR-ZZ-DR-A-9306-S2-P2	Existing North East Elevation	P2
19870-KSS-AR-ZZ-DR-A-9307-S2-P2	Existing North West Elevation	P2
19870-KSS-AR-ZZ-DR-A-9308-S2-P2	Existing South East Elevation	P2
19870-KSS-AR-ZZ-DR-A-9320-S2-P2	Detailed Elevation 1 - Hospitality Entrance	P2
19870-KSS-AR-ZZ-DR-A-9321-S2-P2	Detailed Elevation 2 - North East Elevation	P2
19870-KSS-AR-ZZ-DR-A-9322-S2-P2	Detailed Elevation 3 - East Elevation	P2
19870-KSS-AR-ZZ-DR-A-9201-S2-P6	Proposed Section A	P6
19870-KSS-AR-ZZ-DR-A-9202-S2-P5	Proposed Section B	P5
19870-KSS-AR-ZZ-DR-A-9203-S2-P4	Proposed Long Section C	P4
Landscaping and Public Realm		
ARS-PLA-XX-XX-DR-L-0003	Tree retention and removal plan	-

ARS-PLA-XX-XX-DR-L-0012	Public realm general arrangement	-
ARS-PLA-XX-XX-DR-L-0013	Public realm hardworks plan	-
ARS-PLA-XX-XX-DR-L-0015	Relocation of waste storage area	-
ARS-PLA-XX-XX-DR-L-0017	Public realm furniture plan	-
ARS-PLA-XX-XX-DR-L-0018	Tree protection works	-
ARS-PLA-XX-XX-DR-L-2000	Softworks general arrangement	-
ARS-PLA-XX-XX-DR-L-2002	Proposed Tree Plan	-
ARS-PLA-XX-XX-DR-L-8002	Existing Car Parking Summary	-
ARS-PLA-XX-XX-DR-L-8003	Proposed Car Parking Summary	-