

19 December 2019

**Delivered by post**

Development Management  
Liverpool City Council  
Cunard Buildings  
Pierhead  
Water Street  
Liverpool  
L3 1DS

Ref: REDM3034

Dear Sir / Madam

**RESIDENTIAL DEVELOPMENT OF LAND AT WOOLTON ROAD, ALLERTON – APPLICATION FOR APPROVAL OF RESERVED MATTERS**

On behalf of our client, Redrow Homes North West, we enclose an application for the approval of alternative reserved matters for residential development on land at Woolton Road, Allerton, pursuant to outline planning permission ref: 16O/1191<sup>1</sup>.

Reserved matters is approval is sought for the following reserved matters:

- Appearance;
- Landscaping;
- Layout; and
- Scale.

The description of development is as follows:

*“Application for alternative reserved matters following outline approval 16O/1191 relating to the residential development of land at Woolton Road, Allerton; comprising 68 no, dwellings with associated car parking, gardens, internal access roads, landscaping and public open space on Parcel A.”*

Cont.....

---

<sup>1</sup> Approved on appeal on 21 February 2018 (ref: APP/Z4310/W/16/3166010)

1 New York Street  
Manchester  
M1 4HD

T 0161 233 7676 [turley.co.uk](http://turley.co.uk)

## APPLICATION DOCUMENTS

The application is submitted via Planning Portal (ref: PP-08369882) and comprises the following documents:

Document / Drawing Title	Document / Drawing Reference	Author
Covering Letter	-	Turley
Location Plan	1158-02-02-202	Redrow
Master Plan (Rev A)	1158-02-02-201A	Redrow
Planning Layout Plan	1158-02-02-201	Redrow
Material Layout Plan	1158-02-02-206	Redrow
Boundary Treatment Layout Plan	1158-02-02-208	Redrow
Street Scene	1158-02-02-209	Redrow
Hard Landscaping Layout Plan	1158-02-02-211	Redrow
Additional Window House Type Plan	1158-02-02-252	Redrow
Private and Adopted Areas Layout Plan	1158-02-02-254	Redrow
Conservatory Location Layout Plan	1158-02-02-CON	Redrow
Landscape Masterplan	D4729.007K	TEP
Detailed Planting Plans:		TEP
• Detailed Planting Plan – Phase 3 Overall Plan	D4729.048	
• Detailed Planting Plan – Phase 3 Area 1	D4729.049	
• Detailed Planting Plan – Phase 3 Area 2	D4729.050	
• Detailed Planting Plan – Phase 3 Area 3	D4729.051	
• Detailed Planting Plan – Phase 3 Area 4	D4729.052	
• Detailed Planting Plan – Phase 3 Area 5	D4729.053	
• Detailed Planting Plan – Phase 3 Area 6	D4729.054	
• Detailed Planting Plan – Phase 3 Area 7	D4729.055	TEP
Boundary Treatment Plans:		Redrow
• 1100 mm Estate Railing Details	1158-SD820RVT	

Document / Drawing Title	Document / Drawing Reference	Author
<ul style="list-style-type: none"> <li>Free Standing Brick Wall Details</li> </ul>	F-SD0806	
<ul style="list-style-type: none"> <li>Screen Fencing 1.8 m High Standard Effect Details</li> </ul>	F-SD0906	
<ul style="list-style-type: none"> <li>Gate Within Screen Fence Details</li> </ul>	F-SD0910	
<ul style="list-style-type: none"> <li>1200 mm Oak Post Details</li> </ul>	REDNW-SD0827	
External Works Plans:		Redrow
<ul style="list-style-type: none"> <li>External Works Plan Sheet 1</li> </ul>	1158-02-ENG010-01	
<ul style="list-style-type: none"> <li>External Works Plan Sheet 2</li> </ul>	1158-02-ENG010-02	
House Type Plans (floor plans and elevations):		Redrow
<ul style="list-style-type: none"> <li>Cambridge</li> </ul>	EF_CAMB_M4(2)-DM6	
<ul style="list-style-type: none"> <li>Canterbury Lifestyle</li> </ul>	EF_CANTQ_M4(2)-DM6	
<ul style="list-style-type: none"> <li>Harlech</li> </ul>	EF_HARL_M4(2)-DM1	
<ul style="list-style-type: none"> <li>Harrogate</li> </ul>	EF_HARR_M4(2)-DM6	
<ul style="list-style-type: none"> <li>Henley</li> </ul>	EF_HENL_M4(2)-DM5	
<ul style="list-style-type: none"> <li>Leamington Lifestyle Premium</li> </ul>	EF_LEAMX_M4(2)-DM1	
<ul style="list-style-type: none"> <li>Oxford Lifestyle</li> </ul>	EF_OXFO_M4(2)-DM2	
<ul style="list-style-type: none"> <li>Oxford</li> </ul>	EF_OXFO_M4(2)-DM6	
<ul style="list-style-type: none"> <li>Richmond</li> </ul>	EF_RICH_M4(2)-DM6	
<ul style="list-style-type: none"> <li>Shaftesbury</li> </ul>	EF_SHAF_M4(2)-DM6	
<ul style="list-style-type: none"> <li>Sunningdale</li> </ul>	EF_SUND_M4(2)-DM7	
Garage Plans and Elevations:		Redrow
<ul style="list-style-type: none"> <li>Double Garage</li> </ul>	EF_GAR_DGD3	
<ul style="list-style-type: none"> <li>Single Garage</li> </ul>	EF_GAR_SGS2	
Design and Access Statement	-	Redrow
Supporting Ecology Comments	5171.02.064	TEP
Bird and Bat Box Plan	D4729.026C	TEP
Heritage Statement	REDM3034	Turley
LIVA Commentary	4729.026	TEP
Planning Statement	REDM3034	Turley
Geoenvironmental Appraisal	C6069 Rev B	Sirius
Arboricultural Impact Assessment and Method Statement	MG/4815/AIA&AMS/REV_M/N OV19	TBA

Document / Drawing Title	Document / Drawing Reference	Author
Tree Protection Plans		TBA
• Sheet 1	4815.05	
• Sheet 2	4815.06	

The Geoenvironmental Appraisal (C6069 Rev B), Heritage Statement (REDM3034) and Materials Layout Plan (1158-02-02-206) have file sizes that are too large to submit through Planning Portal. These documents are instead submitted on the enclosed CD.

The planning application fee of £25,343 has been paid through Planning Portal.

We trust the above is clear and satisfactory; however, if you require further information, or would like to discuss the above please do not hesitate to contact either Sam Ryan or me at the above office. Otherwise, we would be grateful if you could acknowledge receipt of this application and confirm its validation at the earliest convenience.

Yours faithfully



Paul Forshaw  
**Senior Planner**

paul.forshaw@turley.co.uk