

FAO: Paul Vertigen
Planning and Building Control
Liverpool City Council
Cunard Building
Water Street
Liverpool
L3 1DS

8 June 2017

KF Ref: ST/er 491

Dear Sirs / Madam

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 – Screening Opinion from the Local Planning Authority

Proposed Mixed Use Development at land at Monarchs Quay, Liverpool.

Knight Frank LLP has been instructed by our client, YPG Developments Ltd, to request a Screening Opinion from Liverpool City Council, with a view to submitting a hybrid planning application for a mixed use scheme at the above named site.

To comply with the Environmental Impact Assessment (EIA) 2017 Regulations, this Screening Opinion request is accompanied by a site location plan and a brief description of the nature and purpose of the development and its possible impacts on the environment.

This submission forms our second submission following the new EIA regulations and an updated masterplan.

We have reached the conclusion that an EIA is required and request that the Council confirm their agreement.

Site Location and Description

The application site covers approximately 5.5ha of land at Monarchs Quay in Liverpool. The site is bounded by Wapping Dock and the River Mersey. To the north west of the site is the Arena and Convention Centre (which is also known as the Echo Arena) and The Exhibition Centre Liverpool and to the south of the site is The Keel apartment complex.

The site is accessed by Queens Wharf road which separates Wapping Dock and Queens Dock. The site is within close proximity to Liverpool City Centre, which can be accessed via Wapping.

The site is a brownfield site which currently comprises a number of surface car parks and green space. The existing buildings on the site comprise two substations and the Hydraulic Tower, a Grade II listed building.

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The Proposed Development

A Masterplan has been prepared to demonstrate the development proposals for the full extent of the site. In summary, the Masterplan shows the following mix of uses:

- Building 1 – Commercial Block occupied by TCC - 4 Storey (c.4,500 sq.m.) – to be submitted in full
- Building 2 – Interpretation Centre / Office - 2 Storey (c. 400- 500sq.m.) – to be submitted in full
- Building 3 – Ground Floor Retail (c. 2,500 sq. m.) and Multistorey car park (350-400 spaces) – to be submitted in full
- Building 4 – Ground Floor Commercial / Food Hub (c. 2,300 sq. m.) and Apartments (120 no.) – to be submitted in full
- Building 5 – Ice Rink (2000-3000 seats) and concessions (c. 3,500 sq. m) – to be submitted in outline
- Building 6 – Ground Floor Bowling Alley / First Floor Restaurants, Bars (c. 6,400 sq. m) – to be submitted in outline
- Building 7 – Ground Floor Car Park (60 spaces) / Apartments (280 no.) – to be submitted in outline
- Building 8 – Hotel (250 rooms)– to be submitted in outline

The final masterplan will be subject to consultation exercises and feedback received from the local community, Council members and Officers.

Basis for Assessment

EIA development is defined in the EIA Regulations as being either:

- Schedule 1 Development (major infrastructure); or
- Schedule 2 Development (likely to have significant effects on the environment by virtue of the development's nature, size or location).

The proposed development is considered to fall within Schedule 2 of the Regulations insofar as it can be classified as an Urban Development Project on a site exceeding 0.5 ha. As such, the Local Planning Authority must determine whether this is EIA development with regard to Schedule 3 of the Regulations. The criteria set out in Schedule 3 include:

- Characteristics of the development;
- Location of the development; and
- Types and Characteristics of the potential impact.

The fundamental test when assessing the need for an EIA of a proposal is whether the proposal is likely to have significant effects on the environment by virtue of the nature of the proposal and the location of the application site. In determining whether a particular development is likely to have such effects, local authorities must take account of the above three criteria.

Our Assessment

Having regard to Schedule 2 & 3 for the EIA 2017 Regulations, we set out our consideration below.

Characteristics of the Development

The proposal will involve the redevelopment of a 5.5ha brownfield site in Liverpool. The size and nature of the site is a significant factor when determining whether this proposal requires an Environmental Impact Assessment (EIA).

A large scale development of this size, in terms of overall floorspace and mix of uses, is likely to pose potential environmental impacts therefore an EIA could be necessary in order to identify how these impacts will be addressed.

Given the scale of development it is considered that the proposal is likely to require an EIA.

Location of Development

The location of the site does not represent a major development of regional significance, but we do consider it is of local significance.

There are no Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the Site boundary, although a single listed building lies on the eastern boundary of the Site. This comprises the restored Hydraulic Tower at Wapping Dock (List Entry No 1062575), which was built in 1856 to supply power to the adjacent Wapping Warehouse (lying outside the Site boundary). The tower is afforded statutory protection as a Grade II listed building, whilst the adjacent warehouse is Grade II* listed.

The eastern edge of the Site lies slightly astride the southern boundary of the Albert Dock Conservation Area, which coincides with the southern boundary of the Liverpool Maritime Mercantile City World Heritage Site, a designated area of Outstanding Universal Value and international significance. The majority of the Site lies within the Buffer Zone of the World Heritage Site.

Given the location and nature of the site it is considered that the proposal is likely to require an EIA.

Types and Characteristics of the Potential Impact

Due to the size and location of the site and the nature of the proposal, the potential impact of development could be wide spread in terms of affected population.

Investigative works are on-going to assess the full extent of the potential issues at the site and it is envisaged these will relate to matters such as highways, archaeology, noise etc. It is considered that the characteristics of any potential cumulative impacts (in respect of other nearby developments) may require EIA.

Conclusion

It is concluded that the development does comprise EIA development as defined in the Regulations and that an Environment Statement (ES)/EIA is required to accompany any planning application.

We have therefore enclosed a Scoping Report to set out the content of the ES and we would be grateful if you could review and comment on as appropriate.

If you have any queries, or require any additional information, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "E. Roberts".

Emily Roberts

Senior Planner

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