

Date: 26 October 2015

Planning Department
Liverpool City Council
Municipal Buildings
Dale Street
Liverpool

FAO: Ms B Kirkbride

Dear Barbara

Town & Country Planning Act 1990

S73 Application to Vary Condition 2 – Amended Plans

Proposed Development: To erect 2 blocks of 6 storeys for ground floor retail/commercial uses and upper floors for student accommodation, site works, car parking and landscaping (Planning Consent Ref: 13F/0659)

Site: Myrtle Parade, Myrtle Street, Liverpool, L7 7DN

I write in pursuance of the above-mentioned planning consent issued on 12 December 2014, we are pleased to submit an application under S73 of the Town & Country Planning Act 1990 to vary Condition no. 2 of the planning permission relating to amended plans.

The amended plans are minor material amendments to the approved development, with alterations to the approved development made to the external elevations. There are changes to the external elevations to front, rear and side elevations as shown in the submitted plans.

In addition there are changes made to the approved external works and site layout plan, and we ask that permission be granted for the works set out in the attached plan.

The external changes to the development are considered to be minor in nature and there is no requirement to amend the original Design & Access Statement.

As the alterations are minor in nature there is no significant impact on the visual amenity of the area or on the character or appearance of the Canning Street Conservation. The changes to the external details relate mostly to changes in fenestration and overall the design ethos of the development remains very much the same development as approved.

The scale, size and siting of the building has not changed.

There is no requirement under S73 to re-submit reports previously approved and these include the technical documents relating contaminated land, transport and noise – the layout of the development is broadly the same as previously approved save for modest changes to the layout within the ground floor of the development.

The Heritage Statement and the Design & Access Statement submitted with the original submission have been reviewed and it is considered that as the alterations are minor in nature there is no requirement to make amendment to either of these Statements.

General:

The relevant fee is £195 to vary the condition 2 is paid via the telephone quoting the portal reference number and site address. We would ask that this is checked with your finance section and the application fee be linked to the portal submission to reduce delays in registration of the application.

You will be aware that majority of conditions requiring to be discharged in respect of the original consent have been discharged and any remaining aspects of those conditions can be addressed through the current S73 application.

The original planning permission 15F/0659 was subject to a S106 Legal Agreement. Financial contributions has been part paid (on commencement of the development). If it is the Council's intention to make the current S73 application subject to any s106 contributions I would welcome early discussion on this matter to consider (and advise the client) on the basis upon which any contributions are sought and the appropriateness of any contributions having regard to relevant development plan policy and the tests for S106 contributions under the CiL Regulations.

We would appreciate your usual professional assistance in helping to approve the submitted minor amendments and should it be of assistance we would welcome meeting with you to run through the changes to the plans and any other issues that might arise in your assessment of the planning application.

Should there be any additional information required please do let me know.

We trust the above-mentioned information is sufficient to enable the relevant S73 application to be approved.

Regards

Colin Williams

C D Williams

Director

The Planning Studio Ltd

cc – D Kelly, Development Director, Carpenter Investments