

Date: 30 September 2016

T: 0151 709 9625

E: [info@theplanningstudio.co.uk](mailto:info@theplanningstudio.co.uk)

W: [www.theplanningstudio.co.uk](http://www.theplanningstudio.co.uk)

Planning Department  
Liverpool City Council  
Municipal Building  
Dale Street  
Liverpool L2 2DH

FAO: Applications Registration Team

Dear Sirs

**Town & Country Planning Act 1990**

**Proposal:** Application for planning permission in support of comprehensive redevelopment of existing site comprising erection of 9 storey block creating 164 apartments, 1344sqm of commercial floor area, together with associated 98 car parking spaces, 164 cycle spaces, on site amenity space, landscaping and external works.

**Site:** Former Bogans Carpets Unit, New Bird Street, Liverpool, L1 09D

**Planning Portal Reference:** PP-05554784

On behalf of our client *Miami Ltd*, we have today made an application for planning permission in respect of vacant land situated at Blundell Street (site details noted above).

Our client and their design team have been working on the scheme proposals for in excess of 12 months and have discussed the proposals with the Council at pre application stage – two meetings with Liz Blake and Samantha Campbell.

The site is currently vacant having been last used over 2 years ago by the Bogan's Carpets retail warehouse (Class A1). Bogan's vacated the site and moved to Great Howard Street in Liverpool. The former Bogan's unit at the site has lain vacant ever since.

The proposals seek to redevelop the site with a 9 storey block developed across the site with private amenity space and ground floor commercial space (we are primarily suggesting 'Creative' uses, but would wish to have flexibility to include complementary retail, restaurant and leisure uses for part of the ground floor commercial space).

The proposed block will attain a height of 9 storeys and have a varying roofscape, which is agreed with the Council as being an attractive design feature for the proposals.

The land uses will be led by residential development providing 164 apartments with a decent level of commercial/community/creative uses.

Our client and their architect Tim Groom Architects have worked assiduously in their efforts to deliver what we all believe will be a very high quality city living brand in an Baltic Triangle regeneration area of the City Centre, where residential developments are complementing the vibrancy of the 'Creative Uses', commercial and mixed uses along Jamaica Street and elsewhere within the surrounding area.

In particular we would refer to the residential led mixed use proposals for the 22 storey development for the New Chinatown scheme approved to the north of the application site at corner of Great George Place, 11 storey development at Norfolk Street to the north west of the site and the 11 storey development adjacent to the application site approved on a site on corner of St James Street.

Please find enclosed (via the Planning Portal) the planning application.

The planning application is accompanied by the following documentation to enable your officers to make a swift determination of the planning application, hopefully within the 13 week timetable:-

- Forms, plans and location plan
- Planning & Regeneration Statement
- Planning drawings and plans – Tim Groom Architects
- Design & Access Statement – Tim Groom Architects
- Transport Assessment - SK Transport Planning Ltd
- Travel Plan – SK Transport Planning
- Noise Report – AEC Acoustics
- Flood Risk Assessment – Earth Environmental
- Contaminated Land Investigation Report – Earth Environmental
- Application Fee of £39,089 – Bacs payment to Liverpool CC

We very much hope you can share with us the challenge of delivering this exciting opportunity for the city centre and with commercial timescales and pressures always one step ahead, it would be greatly appreciated if the planning application could be dealt with within the 13 weeks.

We hope we have provided you with a summary of the background information and look forward to working with Officers to achieve a positive determination in due course. If there is any further information required please do not hesitate to contact me direct.

Kind regards

*Colin Williams*

**C D Williams**

Director

**The Planning Studio Ltd**