

Barbara Kirkbride
Liverpool City Council
Planning & Building Control
Municipal Buildings, Dale Street
Liverpool L2 2DH

DELIVERED BY COURIER

5 April 2013

Dear Barbara

**RE: SUBMISSION OF FULL PLANNING APPLICATION AND CONSERVATION
AREA CONSENT:**

**DEMOLITION OF BUILDINGS 86, 88 AND 90 DUKE STREET, 71 HENRY
STREET AND 14 SUFFOLK STREET AND RETENTION OF THE EXISTING
VINEGAR WAREHOUSE ON HENRY STREET TO FORM A FOUR STOREY
GRADE A OFFICE BUILDING (BI), NEW COURTYARD AND BASEMENT CAR
PARK WITH RAMPED ACCESS VIA HENRY STREET.**

AT LAND AND BUILDINGS AT 86 – 90 DUKE STREET, LIVERPOOL.

PLANNING PORTAL REF: PP-02533006

Spawforths have been instructed by Langtree Group Plc to submit a Full Planning Application and Conservation Area Consent Application for this Grade A Office Development at 86 – 90 Duke Street, Liverpool.

We consider the key issue in determining this application is to ensure that this important redevelopment site is brought back into use consistent with the regeneration and conservation aspirations set out in the UDP and the NPPF.

The compelling case for the regeneration of this site is reinforced by the recently published NPPF, which recognises the need to support economic development.

Spawforths

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Spawforths is a trading name of Spawforth Rolinson Ltd. Incorporated in England, Company Registration Number 2247289

Redevelopment of the land would deliver considerable planning and public benefits that weight heavily in favour of this application proposal. In accordance with Paragraph 133 of the NPPF the Applicant has provided a robust structural, architectural and cost/viability assessment in the Heritage Statement to demonstrate that the building is functionally obsolete and there is no viable alternative use which allows retention and or refurbishment of these buildings in accordance with criteria contained in paragraph 133 of the NPPF

The regeneration benefits of this scheme are collectively considered to be substantial positive public benefits.

It is clear that the adjacent listed buildings and the wider conservation area and World Heritage Site (WHS) will benefit from the economic regeneration and the increased vibrancy and activity created by the proposed development. Conversely, if this scheme is not developed, then adjacent listed buildings, the conservation area and WHS will continue to be blighted by the Duke Street buildings which have no future viable economic life in its current form. Without an end user this site will not be developed in the medium to long term so this is a once in a “generation” opportunity. The ender user ACL Ltd (an established local employer in the city) is keen to retain the vinegar warehouse and the Applicant has positively incorporated this into our design development. Langtree Group Plc has a legal agreement to deliver this project for ACL Ltd and are fully committed to the delivery of this development.

In agreement with Barbara Kirkbride we have enclosed one hard copy of each planning application package and one CD copy of each application. The planning application package comprises the following:

Item / Document	Number of Hard Copies
Completed Full Planning Application Forms and Certificates	X1
Completed Conservation Area Consent Application Forms and Certificates	X1
Architectural Drawings Package for Full Application and Conservation Area Consent Application	X1
Location Plan, Dwg ref: 2012-047-101, (1:1250, A4)	X1
Red Line Boundary Plan, Dwg ref: 2012-047-102 (1:500, A4)	X1
Block Plan, Dwg ref: 2012-047-103 (1:500, A4)	X1
Site Plan / Landscaping, Dwg ref: 2012-047-104 (1:200, A1)	X1

Existing Site Plan, Dwg ref: 2012-047-201 (1:200, A1)	XI
Existing Duke Street and Courtyard East Elevation, Dwg ref: 2012-047-202 (1:100, A1)	XI
Existing Suffolk Street and Courtyard West Elevation, Dwg ref: 2012-047-203 (1:100, A1)	XI
Existing Henry Street Elevation, Dwg ref: 2012-047-102 (Scale 1:100, A1)	XI
Plans Sheet 1 of 2, Dwg ref: 2012-047-210 (1:200, A1)	XI
Plans Sheet 2 of 2, Dwg ref: 2012-047-211 (1:200, A1)	XI
Elevations 1 of 3, Dwg ref: 2012-047-212 (1:100, A1)	XI
Elevations 2 of 3, Dwg ref: 2012-047-213 (1:100, A1)	XI
Elevations 3 of 3, Dwg ref: 2012-047-214 (1:100, A1)	XI
Elevation Detail Study, Dwg ref: 2012-047-215 (1:50, A1)	XI
Daytime CGI Illustration	XI
Night-time CGI Illustration	XI
Reports	XI
Heritage Statement prepared by Peter De Figueiredo (including appendices) (Conservation Consent App)	XI
Viability & Design Summary Options 12J – 12P 2007-2008 (Appendix 1 of the Heritage Statement) (Document separately bound)	XI
Interpretative Structural Desk Top Study (Appendix 3 of the Heritage Statement) Prepared by ARUP (Document separately bound)	XI
Redacted copy of Langtree Group Plc ERDF Application NWOP Priority 3 call for project applications in Merseyside PRIVATE & CONFIDENTIAL (Appendix 5 of the Heritage Statement) (Document appended separately)	XI
Keppie Massie Financial Viability Options Assessment Report (Appendix 9 of the Heritage Statement) (Document appended separately)	XI
Reports	XI
Planning and Regeneration Statement prepared by Spawforths (N.B. Please note that there is not an Appendix 1 to this report as the contents page suggests.)	XI
Design and Access Statement prepared by DLA Architecture	XI
Archaeological Desk Top Assessment prepared by Giffords	XI
Geotechnical Report prepared by WYG / WS Atkins	XI
Bat Roost Assessment Survey prepared by Solum Environmental	XI
Transport Statement prepared by Infrastructure Design and Planning (IPaD)	XI

Travel Plan prepared by Infrastructure Design and Planning (IPaD)	XI
Completed Accessibility Standard Assessment Form (IPaD)	XI
Utilities Statement prepared by Hoare Lea	XI
Renewable Energy Statement prepared by Hoare Lea	XI

NB - * Please note that the Viability Information contained in Appendix 1, 5 and 9 of the Heritage Statement document have been provided for the Council's information however these documents contain commercially sensitive information and should not be made available to either the public or third parties.

The application fee is also enclosed for £23074.00 made payable to the Liverpool City Council. The application has also been submitted on line via the **Planning Portal Ref: PP-02533006.**

This proposed office development would fall within Schedule 2 as an urban development project in a "sensitive area". Environmental Impact Assessment is not needed however for every Schedule 2 project. The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 are clear that an Environmental Statement (ES) is required for Schedule 2 projects only if they are likely to give rise to 'significant effects on the environment'.

Whilst this site is below the 0.5 hectares threshold, it is located within a World Heritage site, defined as a sensitive area in the 2011 Regulations.

Having considered the scale of the development and the potential sensitivity of the site (in light of the environmental information supporting this application), in particular the heritage significance of the site as part of the supporting Heritage Statement, we do not consider that the proposal gives rise to significant effects on the environment and therefore consider that an Environmental Impact Assessment is not required.

It is considered that an ES is not required and on this basis we would ask that the Local Planning Authority issue a Screening Opinion to the effect that it does not require a full EIA.

We look forward to receiving your formal acknowledgement and validation of this application and trust that it will be favourably received.

Please do not hesitate to contact the undersigned should you require clarification of any issues.

Yours sincerely

GAVIN WINTER BA (Hons), MA, MRTPI

Principal Planner

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encl: As detailed above

cc: Mr Mark Stapleton Langtree Group Plc

Our ref: P0-TP-SPA-LT-P3065-0006-A