

31<sup>st</sup> October 2019

John Hayes  
Liverpool City Council  
Cunard Building  
Water Street  
Liverpool  
L3 1DS

Dear John,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**PLANNING OBLIGATIONS FOR CLEGG STREET DEVELOPMENT REF: 18F/3287 AND 19F/2524.**  
**CLEGG STREET, LIVERPOOL, L5 3SP**

I write in connection to the planning obligations relating to the Clegg Street development.

To recap, planning permission was originally granted for 95 apartments for a site on Clegg Street under App Ref: 17F/3307. Associated with this consent was a S.106 Agreement which required the following contributions:

- Enhancement of public open space or public realm works in the vicinity of the Development: £95,000
- Street Trees: £76,000
- Public Art: £3,772
- Legal Fees and Monitoring: £3,772

Since securing consent my client then applied to amend the permission to alter the mix of units within the scheme. The size, scale and mass of the building remained the same, however, the number of units was to increase to 127. The Section 73 application sought to vary Condition 2 (Approved Plans) of previous planning approval 17F/3307 to increase the number of residential units proposed from 95 to 127 units and to alter the mix from 32 x 2-bed and 61 x 1-bed to 76 x 1 bed apartments, 43 x studios and 8 x 2 bed apartments. This application was given ref 18F/3287. The proposed S.106 contributions associated with this application would be:

- Enhancement of public open space or public realm works in the vicinity of the Development: £127,000
- Street Trees: £104,000
- Public Art: £3,772
- Legal Fees and Monitoring: £3,772

In addition to this, the draft S.106 Agreement also requires £20,000 contribution towards a 'Car Park Survey' and a £20,000 contribution towards improvement of pedestrian and cyclist connectivity.

The landscaping associated with the proposed scheme was contained within the red line of the application boundary. Given the sites prominent frontage position close to Everton Park it was felt that the scheme presented the opportunity to upgrade the existing poor public realm in this area of the city and replace it with a more considered upgraded scheme. To this end we submitted an amended landscaping strategy for the current S.73 Application and also in tandem with this submitted a separate but associated application solely for upgrading the landscaping within the immediate vicinity of the original application, Ref 19F/2524.

The two applications together provide a comprehensive landscaping strategy for the public area around the Clegg Street development and the existing City Point development.

As can be seen from the Landscaping General Arrangement Plan that was submitted with the original and S.73 Application (copy attached – Dwg. No. LYR085\_M300), the original landscaping scheme focused on the internal Clegg Street part of the site and did not seek to really alter the Great Homer Street frontage.

The comprehensive landscaping scheme now promoted stretches right along Great Homer Street in front of the proposed development, down the side of the Clegg Street site beside the Park, and along past the City Point scheme and around the corner towards Clegg Street. The proposed works are outlined in detail in the schedule of costs, however, in summary they include:

- New paving, kerbs and resurfacing
- 6 x new clear stem semi mature trees (including below ground infrastructure and drainage)
- 352 x ornamental shrub planting in 5-liter containers along Great Homer Street frontage
- A low brick wall to match existing

The attached plans (Dwg. No. 085-LYR-XX-XX-DWG-L-1001 and 085-LYR-XX-XX-DWG-L-1000) identify exactly what is proposed. It should be noted that the summary above only includes those elements that are true 'public benefit'. The costings included do not include any areas where no works are to be undertaken, for example, the existing macadam surfaces like the existing car park. Full costings have also been provided (attached).

We are aware that the emerging Local Plan (Policy UD3) seeks to ensure that new development contributes to the delivery of a high quality public realm. These landscape proposals reflect the aim of this policy. The supporting text for the policy goes on to state that, 'Development must be accessible and safe, as well as maintained and managed in an appropriate way. This is particularly important to promote inclusive environments. Public Realm

design should also contribute to enhancing opportunities for physical activity as set out in Sport England's Active Design guidance. This will contribute to creating a healthy city. Including appropriate street lighting and signage would contribute to ensuring safe and legible environments.'

We believe the main public benefit will be through the resurfacing of the wider area around the Clegg Street development to Council standards. This will, in simple terms, aid access for pedestrians with the associated health benefits that walking in a safe, pleasant, high quality environment can bring. Whilst some of the paving has been replaced much of the area has been dug up, replaced and dug up again, numerous times. The replacement paving will provide a comprehensive upgrade to the paving in the immediate area around the site.

With Everton Park just to the north of the site, the proposed extended landscaping scheme presents an ideal opportunity to re-enforce and upgrade the route from the park down along Great Homer Street/St Anne Street towards the city centre. The residents of City Point and Phoenix Place; and the children who attend Millstead and Faith Primary Schools, who may walk to school along Great Homer Street, will benefit from the higher quality public realm along this busy road.

The maintenance and additional planting along the central reservation will help to act as a route finder and will help to soften this busy main road. Six semi-mature clear-stem trees are to be incorporated within the existing planting beds surrounding the car park along Great Homer Street and within the central reservation. These trees will create a larger canopy of vegetation, which will provide shaded areas for pedestrian users, as well as a sense of maturity and seasonality to the existing scheme. Likewise the additional planters along the edge of the proposed building (and along in front of City Point) will create an ecological buffer which will enhance the public route both going north towards the park and Project Jennifer but also coming south towards the city centre. The planting species proposed are all well considered, high quality, attractive plants which have been specifically selected to provide a variation in height, colour and appearance within each planter.

We are all aware of the regeneration benefits of developing this site for residential accommodation. This area which is sandwiched in between the city centre and the suburbs is under going a transformation. As one of the first regeneration schemes fronting on to one of the main roads cutting through the area, there is an opportunity to really 'set the areas stall out' in terms of aspirational quality. The hard and soft landscaping as currently proposed contributes to the overarching delivery within the area, helping to create a sense of place and true arrival into this new quarter of the city. The site forms one of the earlier schemes in the area and with this extended public realm can set the tone for future developments. The public enhancement of this route into and from the city centre and wider surrounding areas is a positive thing, which should be supported.

Zerum Planning Limited  
4 Jordan Street  
Manchester  
M15 4PY

0161 667 0990  
Info@zerum.co.uk  
www.zerum.co.uk

We appreciate that the contributions relating to public art and legal fees cannot be off-set however, we believe that the comprehensive landscaping scheme proposed negates the need for the public realm and street tree contributions as it provides an enhancement of public realm works in the vicinity of the development along with a number of new mature trees.

I trust the enclosed is satisfactory to allow you to support the application. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

I hope to hear from you in due course.

Kind regards,



**Nikki Sills**  
**Divisional Director**

encs