

20 December 2013



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Planning Department
Liverpool City Council
Millennium House
Victoria Street
Liverpool L1

FAO: Mr P Jones

Dear Peter

Town & Country Planning Act 1990

RE: Application for planning permission involving redevelopment of site for residential purposes comprising 2 no. blocks of 7 and 4 storeys (14 apartments), together with access, amenity space, car parking and associated external works

Site: Vine Street Depot Site, Vine Street/Myrtle Street/Chatham Street, Liverpool

We write on behalf of our client Carpenter Investments (Vine Street) Ltd and with reference to recent meetings and correspondence regarding the applicant's desire to progress the residential development of the site that is currently used as a private car park by Liverpool University and for storage in some of the existing buildings situated at the site.

The scheme, for which planning permission is sought (see planning application submitted via the Planning Portal) is one of just 47 schemes nationally to be granted HCA funding under the 'build for rent' programme – the Vine Street scheme is one of two schemes that our client is promoting in the city to deliver much needed new homes in the private rented market (the other being Phase 2 of the New Brunswick Village site at Caryl Street/Grafton Street).

Carpenter Investments are a Liverpool based development company, delivering urban regeneration in and around the city centre, and to this end they are pleased to bring forward a new development for the Vine Street Depot site comprising two apartment blocks (7 and 4 storeys providing 114 apartments). The scheme has undergone rigorous scrutiny with HCA and funding partners to ensure it can be delivered and we would welcome the assistance of you and your colleagues in determining the application without delay to enable a start on site in spring 2014.

The scheme is very much a bespoke solution for the site situated in the Canning Street Conservation Area. The site has been operating a private car park for many years and the existing buildings within the site are mostly vacant having ceased being used for depot purposes some years before the site became a car park for the university in the early 1990's.

The planning and technical appraisal of the scheme has taken into account the heritage impact assessment issues as well as other planning and sustainable development objectives for the delivery of housing in an area where new housing is very much welcomed.

The presumption in favour of sustainable development (paragraphs 14 & 19 of the NPPF) applies in this case, as does the trigger to support housing applications under paragraph 47 of the NPPF. The proposed housing will deliver a sustainable housing development in an area of housing need on a brownfield site.

On the basis of the above and as elaborated more fully within the supporting documentation we trust the Council will support the planning application in due course.

The planning application is made via the Planning Portal with all plans and drawings attached to the portal application. The submission comprises:-

- Application Forms & Certificate - TPS
- Plans & Drawings – L7 Architects
- Planning & Regeneration Statement – TPS
- Heritage Impact Assessment - TPS
- Design & Access Statement – L7 Architects
- Transport Statement – SCP Transport
- Geotech Risk Phase 1 Assessment report – LK Consulting
- Arboricultural Assessment Report & Survey – Amenity Tree Care Ltd

We can confirm the application fee required is **£26,409** which is paid direct by the client using the Council Contact Centre telephone payments service.

We trust that you have sufficient information to complete the processing of the planning application and we look forward to receiving the planning consent as soon as possible to deliver the proposed development within the challenging timescales which the project faces.

If there is any further information required or any queries please do not hesitate to contact me on one of the numbers shown in the letter.

Thank you for your assistance and kind regards.

Colin Williams

C D Williams, MRTPI
Director
The Planning Studio

cc - A Beer – Carpenter Investments Ltd
D Brewit – Carpenter Investments Ltd
D Kelly – Carpenter Investments Ltd
B Green – L7 Architects Ltd