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let.012.MH.SC.29080002

Dear Felicity

## **PALL MALL LIVERPOOL**

We enclose herewith a planning application on behalf of Kier Property Developments Limited and CTP Limited.

As agreed in pre-application discussions, the application is a 'hybrid', comprising an outline element (with means of access proposed, and all other matters reserved) and a full detailed element. As the planning portal does not allow for hybrid applications due to the way that application fees are calculated, you have agreed that we can submit directly to you. One copy is being submitted electronically (with files split into 10MB or less), whilst a hard copy is also being submitted as agreed.

### Application fee

The applicants are paying the planning application fee directly to the Council. This has been calculated as £50,939, based on:

- Full details of 16,446 sqm of GEA of non-residential development (£46,319); and
- Outline details of 9,511 sqm of site area (£4,620).

### Description of development

The description of development is:

A hybrid permission, including the demolition of disused building adjacent to Pall Mall.

Full permission for the erection of an eight-storey building (Use Class B1(a) floors 1 to 7, flexible uses within Use Class A1, A2, A3, A4 and/or B1(a) at ground floor) with basement including parking, cycle storage, plant, showers and changing facilities; full permission for open space including hard and soft landscaping and associated vehicular and pedestrian accesses

including alterations to Edmund Street and extension of highway, and associated engineering and infrastructure.

Outline permission (including means of access) for new hotel (Use Class C1), for two new buildings (Use Class B1(a) on upper floors, flexible uses within Use Class A1, A2, A3, A4 and/or B1(a) at ground floor, basement parking, for pavilion building (flexible uses within Use Classes A1, A3 and/or A4) and associated hard and soft landscaping and associated engineering and infrastructure.

Due to the application being partly in outline and also proposing flexible uses on ground floors, completing section 18 of the application form is not practical. We therefore set out below for the avoidance of doubt the proposed areas as far as is currently known.

Use Class	Full application (Building A)	Outline application (Building B)	Outline application (Buildings C-E*) building E A1, A3, A4 only
Basement (ancillary space)	1,687 sqm	TBC at reserved matters	TBC at reserved matters
Flexible A1, A2, A3, A4, B1(a) and ancillary space on ground floors	1,629 sqm	N/A	Approximately 43,970 sqm
Office B1(a) on upper floors	11,849 sqm	N/A	
Hotel	N/A	Approximately 27,260 sqm	N/A
Roof plant	619 sqm	TBC at reserved matters	TBC at reserved matters
Total gross area	15,784 sqm	Approximately 27,620 sqm	Approximately 43,970 sqm
Total	Approximately 87,014 sqm		

The application comprises the following documents.

1. This covering letter from WSP | Indigo
2. Application form including certificates signed by WSP | Indigo
3. Design and Access Statement by Allies and Morrison, including
  - a. Waste Management
  - b. Sustainability and Energy
4. Design Codes by Allies and Morrison
5. Exterior Lighting Strategy by Ernest Griffiths
6. Flood Risk Assessment and Drainage Strategy by Curtins
7. Flues, Extraction and Ventilation Statement by Ernest Griffiths
8. Health and Wellbeing Statement by WSP | Indigo
9. Heritage Statement and Townscape and Visual Impact Assessment by Hinchliffe Heritage
10. Phase 1 Preliminary Risk Assessment by Curtins
11. Planning Statement by WSP | Indigo
12. Statement of Community Engagement by UK Networks
13. Transport Assessment by SWECO including
  - a. Minimum Accessibility Standard Assessment
  - b. Framework Travel Plan
14. Wind Microclimate Study by BMT
15. 16161 Application Drawings 1 (A3)
16. 16161 Application Drawings 2 (A3) nb: these two A3 packs contain A3 versions of all architectural drawings listed below
17. Drawings: General
  - a. 16161\_07\_001 Site Location Plan
  - b. 16161\_07\_020 Pall Mall and Bixteth Street Existing

- c. 16161\_07\_030 Section AA and BB Existing
- d. 16161\_07\_031 Section CC and DD Existing
- e. 16161\_07-P\_001 Planning Application Boundaries
- f. 16161\_07\_P\_002 Demolished and Retained Buildings

18. Drawings: Detailed application

- a. 16161\_07\_A\_001 Detailed Application Boundary
- b. 16161\_07\_A\_099 Block A Basement Plan
- c. 16161\_07-A\_100 Block A Ground Floor Plan
- d. 16161\_07-A\_101 Block A Mezzanine Floor Plan
- e. 16161\_07-A\_102 Block A Typical Floor Plan
- f. 16161\_07-A\_107 Block A Seventh Floor Plan
- g. 16161\_07-A\_108 Block A Plant Level Plan
- h. 16161\_07-A\_109 Block A Roof Plan
- i. 16161\_07-A\_120 Elevation Bixteth Street
- j. 16161\_07-A\_121 Elevation The Gardens
- k. 16161\_07-A\_122 Elevation Bixteth Walk
- l. 16161\_07-A\_123 Elevation Edmund Street
- m. 16161\_07-A\_125 Bixteth Street Context
- n. 16161\_07-A\_126 The Gardens Context
- o. 16161\_07-A\_127 Bixteth Walk Context
- p. 16161\_07-A\_130 Block A Section AA
- q. 16161\_07-A\_131 Block A Section BB
- r. 16161\_07-A\_400 Bay Study Bixteth Street Entrance
- s. 16161\_07-A\_401 Bay Study Upper Levels
- t. 16161\_07-A\_402 Bay Study Terrace

- u. 16161\_07-A\_403 Bay Study Retail Frontage
- v. 16161\_07-A\_404 Bay Study The Gardens Frontage
- w. 16161\_07-A\_405 Bay Study Service Entrance
- x. RFM-XX-00-DR-L-0002 Illustrative Landscape Masterplan
- y. RFM-XX-00-DR-L-0003 Planting Strategy
- z. RRM-XX-00-DR-L-0004 Levels Plan
- aa. RFM-XX-00-DR-L-0005 Landscape Sections

19. Drawings: Outline

- a. 16161\_07\_P\_003 Building Plot Parameters
- b. 16161\_07\_P\_004 Public Realm
- c. 16161\_07\_P\_005 Vehicle and Pedestrian Access
- d. 16161\_07\_P\_006 Ground Floor Uses
- e. 16161\_07\_P\_007 Upper Floor Uses
- f. 16161\_07\_P\_008 Building Plot Heights
- g. 16161\_07\_P\_009 Parameter Elevations 1
- h. 16161\_07\_P\_010 Parameter Elevations 2
- i. RFM-XX-00-DR-L-0001 Illustrative Landscape Masterplan for Outline Application

We trust that the application will be validated based on the submitted documents, but please do not hesitate to contact me if you need anything further or have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M Hard', with a long horizontal stroke extending to the right.

Matthew Hard

Enc: As above  
cc: Kier Property Developments Limited  
CTP Limited