

Wirral Council  
Planning Department  
Submitted via planning portal

3 August 2021

Dear Sir/Madam,

**Application for Planning Permission – Planning Portal Reference PP-09875554  
Land to the south of Croft Retail Park, Caldbeck Road, Bromborough**

Broadgrove Planning and Development Limited ('Broadgrove') have been instructed by our client, Redsun Projects Ltd, to submit a hybrid planning application at the above site. The application seeks permission for the following description of development:

*'Hybrid planning application, involving, a full application to erect four commercial buildings (Use Classes E, B2 and B8, including ancillary trade counter and showroom) and associated works and as part of the outline application (with access), the change of use of the land for a drive through café/restaurant.'*

The accompanying application submission documentation includes the following:

- Application form and certificate.
- Planning Statement prepared by Broadgrove Planning and Development Ltd.
- Design and Access Statement prepared by C4 Projects Ltd.
- Application drawings prepared by C4 Projects Ltd:
  - 19053-C4P-AV-ZZ-DR-A-0100 Site Location Plan P2 08.07.21
  - 19053-C4P-AV-ZZ-DR-A-0101 Site Plan as Existing P2 08.07.21
  - 19053-C4P-AV-ZZ-DR-A-0509 Site Plan as Proposed - Option 9 P13 08.07.21
  - 19053-C4P-B17-R1-DR-A-2002 Unit 01 Roof Plan P1 07.07.21
  - 19053-C4P-B17-XX-DR-A-2001 Unit 01 Indicative General Arrangement Plan P1 07.07.21
  - 19053-C4P-B28-R1-DR-A-2002 Unit 02 Indicative Roof Plan P1 24.02.21
  - 19053-C4P-B28-XX-DR-A-2001 Unit 02 General Arrangement Plan P2 08.07.21
  - 19053-C4P-B36-R1-DR-A-2002 Unit 03 Roof Plan P2 08.07.21
  - 19053-C4P-B36-XX-DR-A-2001 Unit 03 General Arrangement Plan P2 08.07.21
  - 19053-C4P-B42-XX-DR-A-2001 Unit 04 Indicative General Arrangement Plan P4 16.7.21
  - 19053-C4P-B42-R1-DR-A-2002 Unit 04 Indicative Roof Plan P3 16.7.21
  - 19053-C4P-B17-ZZ-DR-A-2100 Unit 01 Elevations (A&B) P1 07.07.21
  - 19053-C4P-B17-ZZ-DR-A-2101 Unit 01 Elevations (C&D) P1 07.07.21
  - 19053-C4P-B28-ZZ-DR-A-2100 Unit 02 Indicative Elevations P4 08.07.21
  - 19053-C4P-B36-ZZ-DR-A-2100 Unit 03 Elevations P2 08.07.21
  - 19053-C4P-B42-ZZ-DR-A-2100 Unit 04 Indicative Elevations P5 16.07.21
- Preliminary Drainage Investigations prepared by Muir (18-1029-SK001 Rev P3)
- Preliminary Drainage Layout & Surface Water Strategy prepared by Muir (18-1029-01-200 Rev P4)

- Flood Risk and Drainage Strategy prepared by Muir (18-1029-REP001-P2)
- Design and Access Statement prepared by C4 Projects
- Transport Assessment prepared by Mode Transport
- Phase 1 Habitat Survey prepared by E3P (80-472-R1-1)
- Arboricultural Impact Assessment prepared by Tree Heritage Ltd
- Phase 2 Geo-Environmental Site Assessment prepared by E3P (12-999-r1)
- Utility Survey prepared by Powers and Tiltman Ltd (8181/02)
- Detailed Unexploded Ordnance (UXO) Risk Assessment (DA7696-00) and Preliminary Report (EP7696-00) prepared by 1st Line Defence

The application submission will be accompanied by the requisite application fee in accordance with current planning fee regulations and will be paid directly to the Council.

We trust that the enclosed submission is sufficient to ensure validation of the application, however, should there be any queries regarding the application submission then do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'A. McMullan', with a stylized flourish at the end.

**Andy McMullan**

Director

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