



Build Studios, London, SE1 7FR

The Planning Department
Sefton Council
Magdalen House
Bootle
L20 3NJ

For the attention of Louise Everard

24 January 2024

Dear Louise,

Re: Section 73 Application for Variation of Conditions 2 (relating to approved plans), Condition 3 (details of a scheme for the protection of trees), Condition 4 (parking spaces) and Condition 5 (first planting season) attached to Planning Permission Reference DC/2023/00994 approved on 5th December 2023 for the 'Provision of an EVC Hub and Associated Works' at Shell Waterloo, Crosby Road, Liverpool, L22 0LA.

We are instructed by Shell UK Oil Products Limited to submit a Section 73 Application for Variation of Conditions 2 (relating to approved plans), Condition 3 (details of a scheme for the protection of trees), Condition 4 (parking spaces) and Condition 5 (first planting season) attached to Planning Permission Reference DC/2023/00994 approved on 5th December 2023 for the 'Provision of an EVC Hub and Associated Works' at Shell Waterloo, Crosby Road, Liverpool, L22 0LA.

This application has been submitted via the Planning Portal (Ref: PP- 12759154). The planning application fee has been paid via the Planning Portal.

Following the granting of permission for the EVH hub (DC/2023/00994) the approved scheme was subject to a design review. The approved scheme needs amending to allow for a larger substation to provide sufficient power for the proposed EVC bays. The substation has been brought closer to the sales building in order to protect the amenity of neighbouring properties. As a result of these changes to the layout, additional landscaping has been provided along the northern boundary of the site to the benefit of existing trees. The new scheme has therefore reduced the overall amount of hardstanding across the site and the accompanying plans and landscaping scheme has been updated.

Due to the increase in size of the proposed substation, a noise impact assessment (ref. 4807.240112.NIA2) has been submitted with the application. The noise impact assessment confirms that noise from the new EV charging equipment on site has been shown to have a low impact during the daytime and a low/marginal impact during the night-time.



All changes to the approved scheme have been included within the originally submitted red line boundary, and the principle of the scheme remains as previously approved.

Condition 2 currently states:

The development shall be carried out in accordance with the following approved plans and documents:

*PLNG 000 - Site Location Plan
PLNG 003.D - Proposed Site Plan
PLNG 004.A - Proposed Site Elevations
PLNG 005 - EV Canopy Elevations
PLNG 006 - Ancillary Details
SY23-370-LPP-23-05 - Landscape Planting Plan
SY23-370-ARB-23-01- Tree Survey Report and Tree Constraints Plan & Arboricultural Impact Assessment*

It is therefore respectfully requested that Condition 2 is reworded to say:-

The development shall be carried out in accordance with the following approved plans and documents:

*PLNG 000 - Site Location Plan
PLNG 003.D E - Proposed Site Plan
PLNG 004.A B- Proposed Site Elevations
PLNG 005 - EV Canopy Elevations
PLNG 006 (A) - Ancillary Details
~~SY23-370-LPP-23-05~~ SY23-370-LPP-24-05- Landscape Planting Plan
SY23-370-ARB-23-01- Tree Survey Report and Tree Constraints Plan & Arboricultural Impact Assessment*

The proposed S73 application also addresses the pre-commencement condition under condition 3 of the original permission. Condition 3 is worded as follows:

No development shall commence, until there has been submitted approved in writing by the local planning authority details of a scheme for the protection of trees T10, T11 and T12 shown to be retained on drawing number SY23-370-AIA-TPP-23-04 within the Tree Survey Report. The approved scheme shall be carried out throughout the course of the construction of development.

A new landscaping scheme has been submitted with the application which retains the protected trees within the application site, as well as providing additional landscaping along the northern boundary of the application site.



It is therefore respectfully requested that the wording of condition 3 is amended as follows:

No The development shall commence be carried out in accordance with, until there has been submitted to and approved in writing by the local planning authority details of a the scheme for the protection of trees T10, T11 and T12 shown to be retained on drawing number SY23- 370 -AIA- TPP-23- 04 SY23- 370- TPD- 24- 01. within the Tree Survey Report. The approved scheme shall be carried out throughout the course of the construction of the development.

As a result of the proposed changes to the layout, this S73 application also seeks to vary Condition 4, which states:

The charging points shall not come into operation until all the parking spaces have been laid out within the site in accordance with drawing no PLNG 003. and the spaces shall thereafter be kept available for the parking of vehicles in perpetuity.

It is respectfully requested that the wording on condition 4 is amended as follows:

The charging points shall not come into operation until all the parking spaces have been laid out within the site in accordance with drawing no PLNG 003. DE and the spaces shall thereafter be kept available for the parking of vehicles in perpetuity.

The variation of condition 4 is therefore required to enable the site to be built out in accordance with the new scheme.

As a result of the proposed changes to the landscaping, the application also seeks to vary Condition 5, which states:


Within the first planting/seeding season following completion of the development, all planting, seeding or turfing comprised in the approved landscaping plan (Drawing No. SY23- 370 -LPP- 23- 05) shall be carried out; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

It is respectfully requested that the wording on condition 5 is amended as follows:

Within the first planting/seeding season following completion of the development, all planting, seeding or turfing comprised in the approved landscaping plan (Drawing No. ~~SY23- 370 -LPP- 23- 05~~ SY23- 370 -LPP- 24- 05) shall be carried out; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

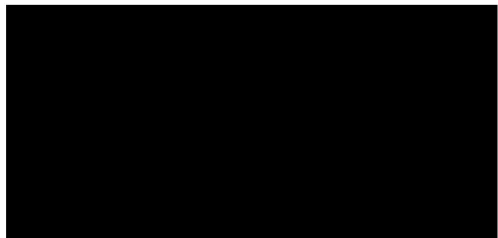
The variation of condition 5 is to ensure that the site is carried out in accordance with the new landscaping scheme.

It is therefore respectfully requested that planning permission is forthcoming for the variation of Conditions 2, 3, 4 and 5 as detailed above.

I trust you find the enclosed application in order and I look forward to receiving confirmation of the registration of the application in due course. Should you wish to discuss this matter further, please do not hesitate to contact me 



Yours faithfully



Harry Capstick
JMS Planning & Development

Encs.