

FAO Rob Cooper  
Planning Services  
Sefton Council  
Magdalen House  
30 Trinity Road  
Bootle  
L20 3NJ

19 February 2024

**Submitted via the Planning Portal ref: PP-12804589**

Dear Rob,

**SOUTHPORT THEATRE & CONVENTION CENTRE, PROMENADE, SOUTHPORT****DISCHARGE OF CONDITION APPLICATION**

Please find enclosed an application for approval of details reserved by condition, made by CBRE Limited, on behalf of Sefton Metropolitan Borough Council ('the Applicant'), in relation to the approved demolition of the Southport Theatre and Convention Centre (STCC) and redevelopment of the site to develop the Marine Lake Events Centre (MLEC) and associated Water & Light Show, as per planning permission reference DC/2022/01391.

The relevant background is provided below alongside details on the application submission.

**BACKGROUND**

Full planning permission was secured on 28<sup>th</sup> April 2023 for the demolition of existing buildings and development of the MLEC.

The approved description of development is as follows:

*'Demolition of existing buildings/structures on site; remediation works; foundation/piling works; and other associated engineering works to accommodate the development of a Theatre/Events Auditorium (Sui Generis) and Exhibition/Convention Centre (Sui Generis/Use Class F1e) with integral offices and production facilities (Use Class Eg(i)), meeting rooms, ticket office/retail concessions (Use Class Ea), cafe and restaurant (Class Eb), and food & drink concessions (internal/external) (Class Eb/Sui Generis); External Water & Light Show (with associated engineering works/installation of permanent infrastructure) within Marine Lake; and infrastructure works including: electric substation and associated utilities works, storage/servicing yard area, external concourse/public realm areas, amended vehicular/pedestrian access (including new ramp access) and circulation areas, amended vehicle parking layout (external at grade), ecological mitigation and hard and soft landscaping. An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017.'*

**DISCHARGE OF CONDITION**

This Discharge of Condition application relates to Condition 15 of planning permission reference DC/2022/01391. The wording of the Condition is as follows:

**▪ Condition 15 – Floating Raft**

*The floating raft adjacent to the northern island shall be implemented prior to the to 1 September 2023, or in accordance with a timetable to first be submitted to and approved in writing by the Local Planning Authority. The raft shall remain in place for the entirety of the demolition and construction period and throughout the operational life of the development.*

This application proposes an alternative timetable for the implementation of the floating raft compared with the date stated under Condition 15.

It is proposed to install the floating raft adjacent to the northern island by 15 March 2024 (weather dependent). This will ensure the raft is installed prior to the demolition of the theatre, which is anticipated to commence at the end of March 2024.

### **APPLICATION SUBMISSION**

This application seeks to discharge Condition 15 of planning permission reference DC/2022/01391. This submission comprises the following:

- This cover letter; and
- Completed application form.

I trust that the information submitted with this application is appropriate and that the application can be registered and validated. However, if there are any immediate queries please do not hesitate to contact me using the details provided.

Yours sincerely,

Brooke Evans  
**Graduate Planner – Planning & Development**