

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

Dear Sir/Madam

Re: Section 73 application to vary Conditions 1 and 4 of Prior Approval DC/2019/00890 at Linacre House, Stanley Road, Bootle L20 3AQ

DLP Planning Ltd have been instructed by our client, Featherfoot Linacre Limited to submit an application under Section 73 of the Town and Country Planning Act 1990 to vary Conditions 1 and 4 of Prior Approval DC/2019/00890.

Planning History

The change of use of Linacre House from office use to C3 residential accommodation was approved under the following applications.

DC/2019/00890 Prior Approval for the change of use of B1(a) offices to C3 residential to provide 62 one-bed apartments (1st July 2019)

DC/2019/00887 External alterations to facilitate the prior approval for the change of use from B1(a) office to C3 residential (1st July 2019)

Variation of Condition 1

This Section 73 application seeks to vary Condition 1 of Prior Approval DC/2019/00890 which states:

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

Proposed Location Plan BR K899/00, Existing Site Plan K899/01, Existing Ground Floor Plan K899/02, Existing First Floor Plan K899/03, Existing Second Floor Plan K899/04, Existing Third Floor Plan K899/05, Existing Front and Rear Stanley Road Elevations EX K899/06, Existing Front and Rear Trinity Road Elevations EX K899/07, Proposed Site Plan K899/01 Rev C, Proposed Ground Floor Plan PL K899/02 Rev B, Proposed First Floor Plan PL K899/03 Rev C, Proposed Second Floor Plan PL K899/04 Rev C, Proposed Third Floor Plan PL K899/05 Rev C, Proposed Stanley Road Front and Rear Elevation PL K899/06 Rev A, Proposed Trinity Road Front and Rear Elevation PL K899/07 Rev A.

The Proposed Site Layout Plan (K899/01 Rev C), approved as part of the original prior approval, showed the cycle parking provision located within the south west corner of the site. Provision of the cycle parking at this location would have resulted in a reduction in the existing landscaped area, potential loss of trees and issues arising from the location of underground utilities associated with



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the adjacent sub-station.

Based on the above, the applicant is seeking to regularise the relocation of the cycle parking to within the central parking area through the substitution of the approved Proposed Site Plan (K899/01 Rev C) with a revised Proposed Site Plan (K899/01 Rev F).

This Section 73 application seeks the proposed new wording of Condition 1 as follows:

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

Proposed Location Plan BR K899/00, Existing Site Plan K899/01, Existing Ground Floor Plan K899/02, Existing First Floor Plan K899/03, Existing Second Floor Plan K899/04, Existing Third Floor Plan K899/05, Existing Front and Rear Stanley Road Elevations EX K899/06, Existing Front and Rear Trinity Road Elevations EX K899/07, Proposed Site Plan K899/01 Rev F, Proposed Ground Floor Plan PL K899/02 Rev B, Proposed First Floor Plan PL K899/03 Rev C, Proposed Second Floor Plan PL K899/04 Rev C, Proposed Third Floor Plan PL K899/05 Rev C, Proposed Stanley Road Front and Rear Elevation PL K899/06 Rev A, Proposed Trinity Road Front and Rear Elevation PL K899/07 Rev A.

Variation of Condition 4

This Section 73 application also seeks to vary Condition 4 of Prior Approval DC/2019/00890 which states:

The development shall not be occupied until facilities for the secure storage of cycles have been provided in accordance with details shown on drawing number PL K899/01 Rev C and they shall be retained in perpetuity thereafter.

Reason: To ensure that enough cycle parking is provided for the development in the interest of promoting non-car based modes of travel

As set out above, the applicant is seeking to regularise the relocation of the cycle parking through the substitution of the approved Proposed Site Plan (K899/01 Rev C) with a revised Proposed Site Plan (K899/01 Rev F). On this basis, this Section 73 application seeks the proposed new wording of Condition 4 as follows:

The development shall not be occupied until facilities for the secure storage of cycles have been provided in accordance with details shown on drawing number PL K899/01 Rev F and they shall be retained in perpetuity thereafter.

Reason: To ensure that enough cycle parking is provided for the development in the interest of promoting non-car based modes of travel

The following documents are submitted in support of the variation of Conditions 1 and 4:

Site Location Plan BR K899/00
Proposed Site Plan K899/01 Rev F

The submission of a Section 73 application to vary Conditions 1 and 4 of Prior Approval DC/2019/00890 has been agreed with Enforcement Officer Peter Evans at Sefton Council via email dated 19 March 2024.



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The requisite application fee of £293.00 will be paid by our client, Featherfoot Linacre Limited, following submission of the application.

I trust that the information provided is sufficient for your consideration of this application. Please do not hesitate to contact me should you require anything further.

Yours faithfully



**Lydia Sadler (BSc Hons) MTP MRTPI
Director**