

11 December 2009

**Delivered by Post**

Joanne Storey  
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Cheshire Lines Building  
Canning Street  
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Our ref: BH/PEEM1030

E: [bhinchliffe@turleyassociates.co.uk](mailto:bhinchliffe@turleyassociates.co.uk)

Dear Joanne

**EAST FLOAT, BIRKENHEAD DOCKS**

On behalf of our client Peel Land and Property (Ports) Ltd, I am pleased to enclose an outline planning application for a major mixed use development on land located at East Float, Birkenhead Docks.

The outline planning application is for a mixed use development comprising:

*The creation of a new city neighbourhood at East Float, including a series of new urban quarters (Northbank West, Marina View & Four Bridges, Vittoria Studios and SkyCity & The Point) , consisting of a maximum of 13,521 residential units (Class C3 Use), a maximum of 422,757 sq m office and research and development floorspace (Class B1), a maximum of 60,000 sq m retail uses (Classes A1-A5), a maximum of 38,000 sq m hotel and conference facilities (Class C1) a maximum of 100,000 sq m of culture, education, leisure, community and amenity floorspace (Classes D1 and D2), together with the provision of car and cycle parking, structural landscaping, formation of public spaces and associated infrastructure and public realm works.*

Within this overall maxima permission is sought for flexible use under GPDO Part 3 Class E for 485,000 sq m of floorspace to be used for office and research and development floorspace (Class B1), retail uses (Class A1 retail, Class A2 Financial & Professional Services, Class A3 restaurants and cafes, Class A4 bars and Class A5 hot food takeaways), hotel and conference facilities (Class C1), culture, education, leisure, community and amenity floorspace (Classes D1 and D2). The application is submitted in outline with all detailed matters reserved for subsequent approval.

As agreed the submission 10 hard copies and 1 CD copy of each of the following documents:-

- Planning application forms & appropriate certificates;
- Application Plans;
- Development Specification (including Parameter Plans and Principles);

- Planning Statement;
- Regeneration Statement;
- Retail, Leisure and Office Statement;
- Design and Access Statement;
- Quarter Handbooks;
- Infrastructure Statement;
- Sustainability Statement;
- Transport Statement;
- Environmental Statement and Non-Technical Summary (including Environmental Impact Assessment and Flood Risk Assessment); and
- Health Impact Assessment.

Further CDs can be provided if required.

75 copies of the A2 'summary explanation' are enclosed, showing the structure of the planning application and its component parts to help orientate consultees around the submission.

A cheque for £56,185 in respect of the planning application is enclosed, this being the requisite planning application fee. I would be grateful if you could send me a receipt for this.

The scope of the submission is in accordance with the Planning Performance Agreement (PPA). A Consultation Statement has been submitted as an Appendix to the Planning Statement. The PPA includes our suggested strategy for consulting on this application in accordance with the Council's Statement of Community Involvement. We also look forward to agreeing a date for an 'open day'.

As the Council is aware, East Float forms the heart of the Wirral Waters regeneration project, launched by Peel Holdings in 2006. The scale and proposed time horizon of this planning application makes it unlike most outline planning proposals. It is clear that there will be a need for bespoke planning conditions / legal agreement to safeguard quality, manage the provision of infrastructure and obligations, manage/mitigate impacts and respond to changing circumstances within an overall agreed framework.

In addition to the planning application I also enclose 7 hard copies and 1 electronic copy of the Guiding Principles documents which are the output of Stage 3 of the Wirral Waters Strategic Regeneration Framework. The Vision document will follow under separate cover on Monday.

We look forward to continuing our regular steering group meetings as set out within the PPA, and hope that a timely decision can be reached by the Council.

I trust that we have provided you with sufficient information to register the application. Should you have any queries please do not hesitate to contact me.

Yours sincerely

**Becki Hinchliffe**  
**Planner**

Enc.

cc:	Richard Mawdsley	Peel
	Lindsey Ashworth	Peel
	Jim Wilkie	Wirral MBC
	Richard Lewis	Wirral MBC