



Liverpool City Council Planning Department Validation Criteria

23. APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL

REQUIREMENTS				
Details of outline planning permission for which reserved matters approval is sought:		<input type="checkbox"/>		
Details of all matters approved at outline stage.				
Layout	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Scale	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Appearance	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Landscaping	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Access	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Appropriate Fee	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
If NO, please explain below:				
Is LAYOUT to be considered at the reserved matters stage?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
If YES ,				
Site plan at scale of 1:200 or 1:500, including				
Position of all new buildings within site	<input type="checkbox"/>			
Position of all existing buildings on adjoining land	<input type="checkbox"/>			
Details of all proposed open spaces within site and relationship to those outside site	<input type="checkbox"/>			
Parking layout	<input type="checkbox"/>			
Is SCALE to be considered at the reserved matters stage?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
If YES ,				
Plans at 1:50/1:100 of all buildings and their height, length and width relative to each other and those adjacent to the application site.	<input type="checkbox"/>			
Street scene elevation at scale of 1:100/1:200 for development fronting highway to include minimum two properties either side.	<input type="checkbox"/>			
Is APPEARANCE to be considered at the reserved matters stage?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>

If YES ,				
Existing and proposed floor plans at scale of 1:50/1:100	<input type="checkbox"/>			
Existing and proposed elevations at scale of 1:50/1:100	<input type="checkbox"/>			
Is LANDSCAPING to be considered at the reserved matters stage?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
If YES ,				
Site plan at scale of 1:200, including				
Details of existing planting and all trees/shrubs to be removed.	<input type="checkbox"/>			
Size, species, density and position of proposed trees.	<input type="checkbox"/>			
Size, species, density and position of proposed shrubs.	<input type="checkbox"/>			
Details of all existing and proposed boundary treatments (i.e. walls, shrubs, etc).	<input type="checkbox"/>			
Details of all existing and proposed hardstanding/parking areas.	<input type="checkbox"/>			
Full five year maintenance schedule.	<input type="checkbox"/>			
Details of existing and proposed site levels including all finished floor levels (FFL) for all new buildings.	<input type="checkbox"/>			
Is ACCESS to be considered at the reserved matters stage?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
If YES ,				
Site plan at scale of 1:200, including				
Position of proposed/new accesses and/or details of accesses to be closed.	<input type="checkbox"/>			
Details of all footways/facilities for pedestrian circulation within site.	<input type="checkbox"/>			
LOCAL REQUIREMENTS FOR ALL APPLICATIONS (TO BE PROVIDED IF NOT PUT FORWARD AT OUTLINE PLANNING STAGE)				
Affordable Housing Statement for conversion or new build proposal resulting in 15 dwellings or more.	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Air Quality Assessment for New housing development within, or adjoining, an Air Quality Management Area, All development requiring an Environmental Impact Assessment or Transport Assessment, All development resulting in increased traffic congestion, All development Create a change in traffic volumes or vehicle speed, All development significantly altering the traffic composition in an area (i.e. bus stations, HGV Parks etc), All development include proposals for new car parking (>300 spaces) or coach / lorry parks, and; All development having an effect on sensitive areas such as ecological sites or areas previously defined as having poor air quality.	YES	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	N/A	<input type="checkbox"/>

Arboriculture statement for development of 4 dwellings or less or non-residential development of less than 500 square metres (for trees within falling distance of any proposed external works).	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Archaeological assessment for proposed development includes new building or ground disturbance on or adjoining a site of archaeological interest.	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Bat/barn owl survey for all developments where bats are known to be present in buildings and barn conversions and for development involving the demolition of any currently or previously occupied pre-war building.	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Contaminated land report with identification of mitigation measures for operational development on all Part 1 identified sites or sites where contamination is known to exist, or the proposed development would be particularly vulnerable to the effects of contamination.	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Draft Section 106 Agreement for conversion or new build proposal resulting in 25 dwellings or more.	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Flood Risk Assessment for all development adjacent to brooks, ditches or canals, and for all development on sites of over 1.0 hectare within Zone 1 and all development within Zones 2 & 3 on the Environment Agency Flood Plain.	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Flues & Ventilation extraction details for all applications relating to the sale or preparation of cooked food, launderettes and other uses where air conditioning or extraction equipment is required.	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Foul Sewage Treatment Statement for residential new build/conversion of 25 dwellings or more or for development exceeding 2,500 square metres (excluding change of use).	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Habitat Survey for all operational development on an identified site of nature conservation importance, e.g. SSSI, SAC, Ramsar site, or for all development adjacent to a brook/ditch/canal.	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Heritage statement for all development on an identified Historic Park or Garden and for development affecting a Scheduled Ancient Monument.	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Landfill risk assessment for all operational development within 250 metres of an identified landfill site with scheme for removal of and/or protection from migration of landfill gases.	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Landscaping plan at scale of 1:200 for all new residential development, conversion of properties to residential, and new build non-residential exceeding 200 square metres, detailing: Details of all existing trees and those to be removed, Details of existing and/or proposed ground cover planting, Size, species, density and position of proposed trees, Details of all existing and proposed boundary treatments, Details of all existing and proposed hardstanding/parking areas.	YES	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	N/A	<input type="checkbox"/>

<p>Noise assessment For new major development adjacent to a railway line or classified road, For conversion of buildings to more than one residential unit, For development resulting in link between residential or A3/A4/A5/B1/B2/B8 development where the neighbouring development is not within the applicant's control, and; For development where external plant and equipment is proposed.</p>	YES	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	N/A	<input type="checkbox"/>
<p>Parking layout/access plan for all development including parking layout and access alterations. Plan at scale of 1:100/1:200 detailing parking layouts and manoeuvring space.</p>	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<p>Renewable Energy Report/Statement for all development exceeding 1,000 square metres (including change of use).</p>	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<p>Retail Impact Assessment for out-of-town centre retail/town centre uses exceeding 2,500 square metres in gross floorspace.</p>	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<p>Retail Supporting Statement for out-of-town centre retail/town centre uses exceeding 500 square metres in gross floorspace.</p>	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<p>Street scene elevation required at scale of 1:100/1:200 for new build residential development fronting highway to include minimum one property either side or two street scene drawings for corner sites.</p>	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<p>Structural survey for all proposed barn conversions for residential purposes.</p>	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<p>Sunlighting/Daylighting Assessment where height of the proposed development at ridge level exceeds that of any principal building within 2 metres of the application site by 4 metres or more.</p>	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<p>Transport Assessment and Draft Green Travel Plan for Office/hospital development exceeding 2,500 square metres net in floorspace. Industrial development exceeding 5,000 square metres net in floorspace. Storage/distribution development exceeding 10,000 square metres net in floorspace.</p>	YES	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	N/A	<input type="checkbox"/>
<p>Tree survey incorporating red squirrel assessment for new build development of 5 dwellings or more or non-residential development exceeding 200 square metres, where the site is covered by Tree Preservation Order, or where trees are within falling distance of any proposed external works).</p>	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<p>Utilities Statement for residential new build/conversion of 25 dwellings or more or for other development exceeding 2,500 square metres (excluding change of use).</p>	YES	<input type="checkbox"/>	N/A	<input type="checkbox"/>