AMENDMENTS TO THE PREVIOUSLY PERMITTED REDEVELOPMENT OF THE ROYAL LIVER RETAIL PARK

Henry J Lyons

PERMITTED
AREA SCHEDULE + UNIT NUMBERS

	DATE	
Rev 0	**11.10.2019**	**Issued for Planning**
Rev 1	**16.01.2020**	**Issued for Further Information**
Rev 2	**16.08.2023**	**Amendment Issued for Planning**
Rev 3	**28.11.2023**	**Changes proposed at RFI Stage**
Rev 4	**04.02.2026**	**Amendment Issued for Planning Approval**
Rev 5	**18.09.2026**	**Amendment Issued for LRD Application**

EXISTING BUILDINGS TO BE DEMOLISHED	
WAREHOUSE 1	7550 m2
WAREHOUSE 2	5250 m2

SCHEDULE 01: DEVELOPMENT SUMMARY

	OFFICE	RESIDENTIAL	COMMUNAL AMENITIES AND SUPPORT FACILITIES (CASF)	COMMUNITY	RETAIL	CAFÉ / BAR / RESTAURANT	CRECHE	MEDICAL CENTRE	PHARMACY		TOTALS
BLOCK A	17002	0	0	0	0	290	0	0	0		17292
BLOCK B1	0	7119	2160	0	0	0	0	0	0		9278
BLOCK B2	0	7746	949	269	0	0	0	0	0		8963
BLOCK C1	0	13885	978	0	2360	177	-	-	-		17400
BLOCK C2	0	7728	0	0	0	0	0	0	0		7728
BLOCK D1	0	7467	31	0	0	0	0	0	0		7498
BLOCK D2	0	10618	0	0	0	0	462	0	0		11080
BLOCK E1	0	8222	0	0	0	0	0	226	0		8448
BLOCK E2	0	6641	0	0	0	0	0	0	0		6641
BLOCK F1	0	17586	100	0	0	0	0	0	0		17685
BLOCK F2	0	15913	467	0	0	86	0	0	125		16590
TOTAL m2	**17002**	**102924**	**4684**	**269**	**2360**	**553**	**462**	**226**	**125**		**128603**

SITE			
SITE AREA (REDLINE)		**37,921**	m2
SITE AREA OFFICE		2,500	m2
SITE COVERAGE	**62.4%**	**23,674**	m2
PUBLIC REALM	**15.3%**	**5,800**	
PLOT RATIO		**3.39**	(Total GIA excl. basement /site area)
UNITS /ha*		**338**	units /ha

**Excludes site area of office block.*

SITE COVERAGE	**23674**
BLOCK A	1071
BLOCKS B1, B2	3298
BLOCKS C1, C2, D1, D2	8694
BLOCKS E1, E2, F1, F2	10611

ANCILLARY AREAS		
GROUND FLOOR	**CARPARK**	**BOH / PLANT**
BLOCK A	0	99
BLOCKS B1, B2	0	612
BLOCKS C1, C2, D1, D2	2337	564
BLOCKS E1, E2, F1, F2	5395.9	1445
SUB-TOTALS	7732.9	2719.7
GROUND FLOOR TOTALS	**10452.6**	
BASEMENT	**CARPARK***	**BOH / PLANT***
BLOCK A	0	1410
BLOCKS B1, B2	3997	694
BLOCKS C1, C2, D1, D2	7679	1630
BLOCKS E1, E2, F1, F2	0	0
SUB-TOTALS	11676	3734
BASEMENT TOTALS	**15410**	
ANCILLARY AREAS GRAND TOTAL	**25863**	

APARTMENT NUMBERS SUMMARY

A	B	C	D	E	F	G	H
TOTALS	**TYPOLOGY**	**STUDIO**	**1BED**	**2BED**	**3BED**	**UNITS**	**DUAL ASPECT**
BLOCK B1	APARTMENTS	0	54	36	0	90	27
BLOCK B2	APARTMENTS	4	32	54	0	90	36
BLOCK C1	APARTMENTS	0	100	71	0	171	45
BLOCK C2	APARTMENTS	0	34	55	0	89	36
BLOCK D1	Part V APARTMENTS	0	38	49	0	87	14
BLOCK D2	Part V APARTMENTS	0	13	14	14	41	28
BLOCK D2	APARTMENTS	0	8	50	7	65	37
BLOCK E1	APARTMENTS	9	40	49	0	98	29
BLOCK E2	APARTMENTS	0	47	33	0	80	24
BLOCK F1	APARTMENTS	0	104	86	14	204	74
BLOCK F2	APARTMENTS	0	73	108	0	181	70
TOTALS		**13**	**543**	**605**	**35**	**1,196**	**420**
		1.1%	**45.4%**	**50.6%**	**2.9%**		**35%**

Communal (External) Amenity Space

	Provided				Requirement
	Podium	Rooftops	**Total**	% of requirment	4sqm per Studio 5m2 per 1Bed 7m2 per 2Bed 9m2 per 3Bed
BLOCK B1	550	265	**815**	159%	513
BLOCK B2	455	213	**668**	121%	554
BLOCK C1	965	643	**1608**	161%	997
BLOCK C2	566	213	**779**	140%	555
BLOCK D1	250	367	**617**	116%	533
BLOCK D2	750	0	**750**	260%	289
BLOCK E2	400	203	**603**	129%	467
BLOCK F1	730	603	**1333**	278%	480
BLOCK F2	697	666	**1363**	122%	1121
TOTALS	5363	3173	**8536**	155%	5509
	63%	37%	100.0%		

Private amenity space provided for apartments without balconies*

Apartments without balconies	
	Private amenity space provided for apartments without balconies*
BLOCK B1	26
BLOCK B2	132
BLOCK C1	342
BLOCK C2	132
BLOCK D1	274
BLOCK D2	0
BLOCK E2	135
BLOCK F1	397
BLOCK F2	404
TOTALS	**1842**

* The figures for private amenity space for apartments without balconies has been provided in addition to the total External Communal Amenity Space indicated. Refer to HQA for breakdown of Units without balconies.

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BLOCK A - GROSS FLOOR AREAS (m2)

no basement incl.	OFFICE	CAFÉ / BAR / RESTAURANT	GFA
Level 0	682	290	972
Level 1	843		843
Level 2	1,060		1,060
Level 3	1,060		1,060
Level 4	1,060		1,060
Level 5	1,060		1,060
Level 6	1,060		1,060
Level 7	1,060		1,060
Level 8	1,013		1,013
Level 9	1,013		1,013
Level 10	1,013		1,013
Level 11	1,013		1,013
Level 12	1,013		1,013
Level 13	1,013		1,013
Level 14	1,013		1,013
Level 15	1,013		1,013
Level 16	1,013		1,013
Level 17 - Plant	0		0
TOTAL	**17002**	**290**	**17292**

BLOCK B1 - APARTMENT NUMBERS

	STUDIO	1BED	2BED	3BED	UNITS	DUAL ASPECT
Level 0	-	-	-	-	0	
Level 1	-	-	-	-	0	
Level 2	-	6	4	-	10	3
Level 3	-	6	4	-	10	3
Level 4	-	6	4	-	10	3
Level 5	-	6	4	-	10	3
Level 6	-	6	4	-	10	3
Level 7	-	6	4	-	10	3
Level 8	-	6	4	-	10	3
Level 9	-	6	4	-	10	3
Level 10	-	6	4	-	10	3
Level 11	-	0	0	-	0	
TOTAL	**0**	**54**	**36**	**0**	**90**	**27**
MIX	**0%**	**60%**	**40%**	**0%**		**30%**

BLOCK B1 - GROSS FLOOR AREAS (m2)

RESIDENTIAL	CASF		GFA
100	1218.8		1318.8
50	531		581
765			765
765			765
765			765
765			765
765			765
765			765
765			765
765			765
765			765
83.7	409.7		493.4
7118.7	**2159.5**		**9278**

BLOCK B2 - APARTMENT NUMBERS

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Level 0	-	-	-	-	0	
Level 1	4	0	6	-	10	4
Level 2	0	4	6	-	10	4
Level 3	0	4	6	-	10	4
Level 4	0	4	6	-	10	4
Level 5	0	4	6	-	10	4
Level 6	0	4	6	-	10	4
Level 7	0	4	6	-	10	4
Level 8	0	4	6	-	10	4
Level 9	0	4	6	-	10	4
Roof	-	-	-	-	0	
TOTAL	**4**	**32**	**54**	**0**	**90**	**36**
MIX	**4%**	**36%**	**60%**	**0%**		**40%**

BLOCK B2 - GROSS FLOOR AREAS (m2)

RESIDENTIAL	CASF	COMMUNITY	GFA
150	949	268.5	1367.5
840			840
840			840
840			840
840			840
840			840
840			840
840			840
840			840
790.8			790.8
85			85
7745.8	**949**	**268.5**	**8963**

BLOCK C1 - APARTMENT NUMBERS

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Level 0	-	-	-	-	-	
Level 1	-	12	7	-	19	5
Level 2	-	11	8	-	19	5
Level 3	-	11	8	-	19	5
Level 4	-	11	8	-	19	5
Level 5	-	11	8	-	19	5
Level 6	-	11	8	-	19	5
Level 7	-	11	8	-	19	5
Level 8	-	11	8	-	19	5
Level 9	-	11	8	-	19	5
Roof	-	-	-	-	0	
TOTAL	**0**	**100**	**71**	**0**	**171**	**45**
MIX	**0%**	**58%**	**42%**	**0%**		**26%**

BLOCK C1 - GROSS FLOOR AREAS (m2)

RESIDENTIAL	CASF	RETAIL	CAFÉ / BAR / RESTAURANT	GFA
150	942	2360	177	3629
1520				1520
1520				1520
1520				1520
1520				1520
1520				1520
1520				1520
1520				1520
1520				1520
1471				1471
104	35.7			139.7
13885	**977.7**	**2360**	**177**	**17399.7**

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BLOCK C2 - APARTMENT NUMBERS

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Level 0	-	-	-	-	0	
Level 1	-	2	7	-	9	4
Level 2	-	4	6	-	10	4
Level 3	-	4	6	-	10	4
Level 4	-	4	6	-	10	4
Level 5	-	4	6	-	10	4
Level 6	-	4	6	-	10	4
Level 7	-	4	6	-	10	4
Level 8	-	4	6	-	10	4
Level 9	-	4	6	-	10	4
Roof	-	-	-	-	0	
TOTAL	**0**	**34**	**55**	**0**	**89**	**36**
MIX	**0%**	**38%**	**62%**	**0%**		**40%**

BLOCK C2 - GROSS FLOOR AREAS (m2)

	RESIDENTIAL	CASF	GFA
Level 0	150	shared w/ C1	150
Level 1	838		838
Level 2	838		838
Level 3	838		838
Level 4	838		838
Level 5	838		838
Level 6	838		838
Level 7	838		838
Level 8	838		838
Level 9	789		789
Roof	85		85
TOTAL	**7728**	**0**	**7728**

BLOCK D1 (PART V HOUSING)

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Level 0	-	-	-	-	-	
Level 1	-	3	7	-	10	0
Level 2	-	5	6	-	11	2
Level 3	-	5	6	-	11	2
Level 4	-	5	6	-	11	2
Level 5	-	5	6	-	11	2
Level 6	-	5	6	-	11	2
Level 7	-	5	6	-	11	2
Level 8	-	5	6	-	11	2
Roof	-	-	-	-	0	
TOTAL	**0**	**38**	**49**	**0**	**87**	**14**
MIX	**0%**	**44%**	**56%**	**0%**		**16%**

BLOCK D1 - GROSS FLOOR AREAS (m2)

	RESIDENTIAL	CASF	GFA
Level 0	80		80
Level 1	915		915
Level 2	915		915
Level 3	915		915
Level 4	915		915
Level 5	915		915
Level 6	915		915
Level 7	915		915
Level 8	915		915
Roof	67	31.3	98.3
TOTAL	**7467**	**31.3**	**7498.3**

BLOCK D2 (PART V HOUSING)

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Level 0	0	0	0	0	0	0
Level 1	0	1	2	2	5	4
Level 2	0	2	2	2	6	4
Level 3	0	2	2	2	6	4
Level 4	0	2	2	2	6	4
Level 5	0	2	2	2	6	4
Level 6	0	2	2	2	6	4
Level 7	0	2	2	2	6	4
Roof	-	-	-	-	0	
TOTAL	**0**	**13**	**14**	**14**	**41**	**28**
MIX	**0%**	**32%**	**34%**	**34%**		**68%**

BLOCK D2 - GROSS FLOOR AREAS (m2)

	RESIDENTIAL	GFA
Level 0	454	454
Level 1	555	555
Level 2	555	555
Level 3	555	555
Level 4	555	555
Level 5	555	555
Level 6	555	555
Level 7	555	555
Roof	0	0
TOTAL	**4339**	**4339**

BLOCK D2

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Level 0	0	0	2	0	2	2
Level 1	0	2	6	1	9	5
Level 2	0	1	7	1	9	5
Level 3	0	1	7	1	9	5
Level 4	0	1	7	1	9	5
Level 5	0	1	7	1	9	5
Level 6	0	1	7	1	9	5
Level 7	0	1	7	1	9	5
Roof	-	-	-	-	0	
TOTAL	**0**	**8**	**50**	**7**	**65**	**37**
MIX	**0%**	**12%**	**77%**	**11%**		**57%**

BLOCK D2 - GROSS FLOOR AREAS (m2)

	RESIDENTIAL	CRECHE	GFA
Level 0	0	462.0	462
Level 1	933		933
Level 2	882		882
Level 3	882		882
Level 4	882		882
Level 5	882		882
Level 6	882		882
Level 7	882		882
Roof	54		54
TOTAL	**6279**	**462**	**6741**

11080

BLOCK E1 - APARTMENT NUMBERS *Change from co-living units

	STUDIO	1BED	2BED	3BED	UNITS	DUAL ASPECT
Level 0	-	4	0	0	4	0
Level 1	1	6	5	0	12	3
Level 2	1	5	6	0	12	3
Level 3	1	5	6	0	12	3
Level 4	1	5	6	0	12	3
Level 5	1	5	6	0	12	3
Level 6	1	5	6	0	12	3
Level 7	1	5	6	0	12	3
Level 8	1	0	4	0	5	4
Level 9	1	0	4	0	5	4
Roof	-	-	-	-	-	0
TOTAL	**9**	**40**	**49**	**0**	**98**	**29**
MIX	**9%**	**41%**	**50%**	**0%**		**30%**

BLOCK E1 - GROSS FLOOR AREAS (m2)

	RESIDENTIAL	CENTRE				GFA
Level 0	350	225.5	0	0		575.5
Level 1	986					986
Level 2	986					986
Level 3	986					986
Level 4	986					986
Level 5	986					986
Level 6	986					986
Level 7	986					986
Level 8	485					485
Level 9	485					485
Roof	0					0
TOTAL	**8222**	**225.5**	**0**	**0**	**0**	**8447.5**

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BLOCK E2 - BTR APARTMENT NUMBERS

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Level 0	-	0	2	0	2	1
Level 1	-	5	6	0	11	4
Level 2	-	7	5	0	12	4
Level 3	-	7	5	0	12	4
Level 4	-	7	5	0	12	4
Level 5	-	7	5	0	12	4
Level 6	-	7	5	0	12	4
Level 7	-	7	0	0	7	0
TOTAL	**0**	**47**	**33**	**0**	**80**	**25**
MIX	**0%**	**59%**	**41%**	**0%**		**31%**

BLOCK E2 - GROSS FLOOR AREAS (m2)

	RESIDENTIAL	CASF	GFA
Level 0	387		387
Level 1	956		956
Level 2	956		956
Level 3	956		956
Level 4	956		956
Level 5	956		956
Level 6	956		956
Level 7	518		518
TOTAL	**6641**	**0**	**6641**

BLOCK F1 - BTR APARTMENT NUMBERS

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Level 0	-	4	4	0	8	6
Level 1	-	16	10	2	28	10
Level 2	-	14	12	2	28	10
Level 3	-	14	12	2	28	10
Level 4	-	14	12	2	28	10
Level 5	-	14	12	2	28	10
Level 6	-	14	12	2	28	10
Level 7	-	14	12	2	28	10
Roof	-	-	-	-	-	0
TOTAL	**0**	**104**	**86**	**14**	**204**	**76**
MIX	**0%**	**51%**	**42%**	**7%**		**37%**

BLOCK F1 - GROSS FLOOR AREAS (m2)

	RESIDENTIAL	CASF	GFA
Level 0	934.5		934.5
Level 1	2353		2353
Level 2	2353		2353
Level 3	2353		2353
Level 4	2353		2353
Level 5	2353		2353
Level 6	2353		2353
Level 7	2353		2353
Roof	180	99.5	279.5
TOTAL	**17585.5**	**99.5**	**17685**

BLOCK F2 - APARTMENT NUMBERS

	STUDIO	1BED	2BED	3BED	TOTAL UNITS	DUAL ASPECT
Level 0	-	0	2	0	2	0
Level 1	-	9	10	0	19	6
Level 2	-	8	12	0	20	8
Level 3	-	8	12	0	20	8
Level 4	-	8	12	0	20	8
Level 5	-	8	12	0	20	8
Level 6	-	8	12	0	20	8
Level 7	-	8	12	0	20	8
Level 8	-	8	12	0	20	8
Level 9	-	8	12	0	20	8
Roof	-	-	-	-	-	0
TOTAL	**0**	**73**	**108**	**0**	**181**	**70**
MIX	**0%**	**40%**	**60%**	**0%**		**39%**

BLOCK F2 - GROSS FLOOR AREAS (m2)

	RESIDENTIAL	CASF	CAFÉ / BAR / RESTAURANT	PHARMACY		GFA
Level 0	499	466.5	85.5	125		1176
Level 1	1640					1640
Level 2	1708					1708
Level 3	1708					1708
Level 4	1708					1708
Level 5	1708					1708
Level 6	1708					1708
Level 7	1708					1708
Level 8	1708					1708
Level 9	1708					1708
Roof	110					110
TOTAL	**15913**	**466.5**	**85.5**	**125**	**0**	**16590**