

LISCARD HALL, CENTRAL PARK, LISCARD

1. EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to advise Members of the Committee of the current position in respect of Liscard Hall.

2. Background

- 2.1 On 16th October 2008 the Cabinet considered a report regarding Liscard Hall, which had to be demolished in the interests of public safety on 7th July 2008, following an arson attack.
- 2.2 The report outlined 4 options for the future of the cleared site of the property and also took into account the Central Park Depot buildings, which Members will recall were included as part of the original Development Brief for the Hall.
- 2.3 Option 1 was to leave the cleared site of the Hall to become absorbed into Central Park as an additional grassed area.
- 2.4 Option 2 was to expose the external and basement walls as features to show the original structure and physical footprint of Liscard Hall.
- 2.5 Option 3 and 4 were to look at whether the site could be redeveloped in isolation or in a larger scheme that would include the existing depot buildings.

3. Planning Application for Listed Building Consent

- 3.1 Officers are currently compiling the necessary information to submit a planning application to the Secretary of State for retrospective consent to demolish the Hall, as it was a Listed Building. It is clear that the opinion of English Heritage, with regard to the Council's actions, will be paramount in enabling the Secretary of State to reach a decision. Accordingly, additional information is being assembled in respect of all of the 4 options outlined above, as well as the evidence of how the Council had tried to get the building refurbished, by means of the Development Brief and a tendering process.
- 3.2 When the planning application has been determined, the merits of the respective options will be addressed again in light of any suggestions or recommendations made by the Secretary of State arising from his decision on the Council's Listed Building planning application. These will then form part of a future report to Cabinet. In any event, the Liscard Hall Steering Group will be consulted further with regard to any possible alternative uses for the site and the depot buildings.

4. Financial Implications

- 4.1 **The Insurance claim.** The Council has received a report, via its Loss Adjustors, who engaged DTZ of Liverpool to provide an independent valuation of the building, in its condition immediately prior to the fire.
- 4.2 Director of Law, HR and Asset Management is reviewing the details of this valuation, with the Director of Finance, to see if it forms an acceptable basis to settle the outstanding insurance claim.

5. Staffing implications

- 5.1 None

6. Equal Opportunities implications

- 6.1 None

7. Community Safety Implications

- 7.1 The building had to be demolished because it was unsafe and could not be made safe as a standing structure and the site has now been cleared of materials and left safe.

8. Local Agenda 21 implications

- 8.1 None

9. Planning implications

- 9.1 Central Park is designated as Urban Greenspace in the Unitary Development Plan and any future planning application for development at the former Liscard Hall site would be assessed against Policies GRE1 and GR1 'The Protection of Urban Green Space'.
- 9.2 Facilities for visitors, sport or play can be permitted under the terms of this policy, other types of development could only be considered if suitable compensatory measures can be put in place to provide equivalent community benefit elsewhere. This normally requires provision of open space elsewhere in the area. The policy also allows for the existing buildings to be converted for other suitable uses.
- 9.3 As the main listed building has been demolished, the case for any substantial enabling development has diminished any other enabling development would have to be proportionate to securing their long term future under the terms of Policy CH1.
- 9.4 There is a statutory requirement to determine applications in accordance with the Unitary Development Plan unless it can be demonstrated that material considerations indicate otherwise. A planning application at this site which departs from the adopted planning policy would need to be referred to the Secretary of State before planning permission could be granted.

10. Anti-poverty implications

10.1 None

11. Human Rights implications

11.1 None

12. Social Inclusion implications

12.1 None

13. Local Member Support implications

13.1 This report will be of interest to Ward Members in New Brighton, Wallasey, Liscard and Seacombe.

14. Background Papers

None

15. RECOMMENDATION

That a further report is submitted to Cabinet and this Committee, following the determination of the Listed Building planning application.

Bill Norman

Ref. AM/SH/

This report has been prepared by Sam Hird who can be contacted on 0151 691 8463

Bill Norman

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