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CB/SD/PD6590
email:catherine.Butcher@montagu-evans.co.uk

3 July 2008

Planning Services
Lancaster City Council
Palatine Hall
Dalton Square
Lancaster
LA1 1PW

CHARTERED SURVEYORS

Clarges House
6-12 Clarges Street
London W1J 8HB

Tel: 020 7493 4002

Fax: 020 7312 7548

www.montagu-evans.co.uk

Dear Sir/Madam,

**RE: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PROPOSED RESIDENTIAL DEVELOPMENT AT THE JUNCTION OF ST LEONARD GATE AND ALFRED
STREET (NORTHERN PART OF THE CANAL CORRIDOR NORTH SITE) LANCASTER - APPLICATION
NUMBER 17**

On behalf of our clients, Centros Lancaster LP, we are pleased to enclose an outline planning application for the redevelopment of the above site to provide self contained residential accommodation with associated car parking.

Background

This application is one component of the wider proposals for the comprehensive redevelopment of the Canal Corridor North Site (CCN Site) for a mix of uses, namely retail, residential and office development, also being brought forward by Centros Lancaster LP. The component parts of this wider application are set out in the schedule of applications attached at Appendix A of the Planning Statement submitted in support of the application. For ease, this application is referred to as Application 17.

The proposals for the redevelopment of this site have been brought forward in conjunction with the proposals for the wider CCN Site and have formed part of the masterplanning exercise which was undertaken from November 2005.

Although submitted separately, as this application forms part of the comprehensive redevelopment proposals for the CCN Site, it is referenced and considered as part of the supporting and technical documents submitted in relation to the wider site (Application 1), in particular the Environmental Statement, Transport Assessment and PPG 15 Assessment. Also of relevance are the Statement of Community Involvement and overarching Design and Access Statement.

However, the proposals for this site are for a self contained residential development and therefore are capable of implementation in isolation from the main CCN redevelopment site, albeit that it has a relationship with the wider proposals. Therefore, the application is submitted separately to reflect this.

The Proposals

The application seeks to provide residential accommodation with associated basement level car parking and landscaping. Permission is sought for the means of access to the site. Scale, layout, appearance and landscaping are reserved matters and for scale and layout, parameters are set within which the reserved

matters will be brought forward as shown on the submitted Siting Plan **080055-D-102A** and the Minimum/Maximum Height Plan ref **080055-D-107B**.

The application of maximum and minimum parameters allows an element of flexibility to remain in the final design of the building which will be brought forward through reserved matters.

The Application

We enclose the following documents in support of the application:

- 4 Copies of the planning application form and certificate;
- Planning Statement including Affordable Housing Statement;
- 4 copies of the associated drawings prepared by 3DReid Architecture
- Design and Access Statement
- Transport Assessment

As agreed with Mark Cassidy, we enclose 1 paper set of the supporting documents and 30 copies of all the documents on CD for onward distribution to statutory consultees.

We also enclose an application fee cheque in the order of £1340.

If you require any further information please do not hesitate to contact either Julian Stephenson or Catherine Butcher at this office.

Yours sincerely



MONTAGU EVANS LLP

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