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JS/CB/PD6590  
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Dear Sir/Madam,

**PLANNING AND COMPULSORY PURCHASE ACT 2004  
TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999**

**PLANNING APPLICATION SUBMITTED ON BEHALF OF CENTROS LANCASTER LP FOR A RETAIL LED MIXED USE SCHEME AT THE CANAL CORRIDOR NORTH SITE (APPLICATION 1)**

Montagu Evans LLP has been instructed by Centros Lancaster LP to submit an outline planning application which seeks to bring forward a retail led mixed use development within the Canal Corridor North site (CCN Site), Lancaster.

An outline application for redevelopment of the site was submitted to Lancaster City Council in May 2007 (ref 07/00672/OUT) following extensive public and statutory consultation and pre application discussion with officers at Lancaster City Council and Lancashire County Council. Consultation continued post submission and as a result of feedback the scheme has been reviewed and amended to reflect a number of the key issues raised.

This revised application proposes a mixed use development incorporating retail, restaurants, cafes, residential, office, workshop and rehearsal space. The proposals are submitted in outline given the scale and nature of development. The application seeks approval for the means of vehicular access with all other matters reserved for subsequent approval. Scale and layout are subject to minimum and maximum parameters within which the reserved matters will be brought forward.

**Application Submission Documents**

As agreed with Mark Cassidy, please find enclosed 1 paper set of the following documents in relation to the outline planning permission:

Ref.	Document Title
	<b>Submitted for approval:</b>
L1	Planning application forms, certificates and plans
L2	Planning Parameters Report and Appendices

<b>Supporting Information:</b>	
L3	Design & Access Statement (including Public Realm Strategy)
L4	Planning Statement and Appendices
L5	Retail Assessment and Appendices
L6a	Transportation Assessment – Report and Figures
L6b	Transportation Assessment – Appendices A-I
L6c	Transport Assessment - Appendix J - TRANSYT Modelling Report
L7a	Environmental Statement – Non Technical Summary
L7b	Environmental Statement
L7c	Environmental Statement – Appendices
L8	Sustainability Statement
L9	Statement of Community Involvement
L10	PPG15 Assessment
L11	PPG 15 Assessment - Appendices
L12	Existing Building Analysis

We also enclose 4 sets of the parameter plans as requested and 30 copies of all the documents on CD for onward distribution to statutory consultees.

A statutory application fee cheque to the order of £13,985 is also enclosed.

The parameter plans (numbered 1 – 11) are submitted for approval together with the Planning Parameters Report which together defines the extent and scope of development. The report and plans set out the overall scale of the development in terms of floorspace, uses, maximum and minimum heights, siting of buildings, access to the site and areas of public realm and open space.

The Design and Access Statement explains how the design of the proposals has emerged, building upon a masterplan for the Site which has informed the parameters for which approval is sought. It is the basis from which the parameters in this report are drawn and therefore this report must be read with the Design and Access Statement and is consistent with it.

The applicant invites Lancaster City Council to impose planning conditions upon the grant of outline permission requiring any reserved matter application relating to scale and layout to be fully in accordance with the parameters plans (numbered 1-11).

The parameters plans and report have been prepared to define the maximum and minimum extent of development so certain key aspects of the proposals can be adequately assessed to satisfy the requirements of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

The Environmental Statement (ES) submitted in support of the application assesses the main or significant environmental effects of the development. Where there is flexibility in the size or nature of the development as a

result of the parameters set by the parameters plans and Planning Parameters Report, the ES considers the likely main or significant environmental effects of the development which could emerge as a result of that flexibility at the reserved matters stage.

Illustrative material is included within the Design and Access Statement submitted in support of the outline application and this material is intended to be indicative only. It is intended to show how the development could be designed and brought forward at reserved matters stage in accordance with the parameters plans and Planning Parameters Report.

#### **Associated Listed Building and Conservation Area Consent Applications**

Six listed building consent and five conservation area consent applications were also submitted in May 2007 in association with the outline planning permission reference 07/00672/OUT. As agreed with the Council, these applications remain applicable to this revised outline planning application and are unchanged. Details of the applications are set out below:

- 07/00662/LB (Application 2)
- 07/00673/CON (Application 3)
- 07/00663/CON (Application 4)
- 07/00665/LB (Application 5)
- 07/00668/LB (Application 6)
- 07/00666/CON (Application 6a)
- 07/00674/LB (Application 8)
- 07/00670/CON (Application 9)
- 07/00667/LB (Application 9a)
- 07/00671/CON (Application 15)
- 07/00669/LB (Application 16)

The majority of the listed building consent applications relate to works of making good of flank walls following the removal of buildings adjacent. The conservation area consent applications seek permission for the demolition of unlisted buildings within the conservation areas in connection with the redevelopment of the site.

The assessment of these applications is considered and assessed within the various supporting documents to the applications, in particular the built heritage report which forms part of the Environmental Statement, the PPG15 Assessment, and within the over-arching Design and Access Statement. The assessments comply with the requirements as set out in PPG 15 for the assessment of development within conservation areas and works to and affecting the setting of listed buildings and conservation areas.

#### **Other Relevant Applications**

Applications have also been submitted under separate cover by Centros Lancaster LP for two adjacent sites as follows:

- At the junction of Moor Lane and Edward Street for development of residential flats and associated car parking (Application 7); and
- At the junction of St Leonard Gate and Alfred Street for development of residential flats and associated car parking (Application 17).

Although submitted as separate applications, the proposals for these sites form an integral part of the comprehensive redevelopment of the site and are only submitted independently for implementation reasons.

In addition, an outline planning application was submitted in May 2007 (Application 12) for a new office building at Moor Lane (application reference 07/00602/OUT) and this application also forms part of the wider proposals for the regeneration of the CCN Site. As a result of changes to the outline planning application scheme (Application 1) and following consultation with planning officers, the proposals for this site have been amended

slightly, in particular with reference to height. On this basis we submit under separate cover, amended plans to substitute those submitted in May 2007.

Together, these 15 applications will result in the comprehensive redevelopment of the site. Details of the various applications making up the redevelopment proposals are set out in Appendix 1 of the Planning Statement which accompanies this application.

### **Summary**

The proposals seek to bring forward the redevelopment of the Canal Corridor North site and present a unique opportunity for the regeneration of a large under-used site immediately adjacent to the city centre. The proposals have evolved since November 2005 in close consultation with the planning authority, statutory and non statutory consultees and the public. As set out above, the application is accompanied by a comprehensive series of supporting information which fully describes and assess the proposals in accordance with national, regional and local policy requirements.

We trust that these documents are in order and look forward to discussing the proposals in due course. However, if you have any queries regarding these applications, please do not hesitate to contact either Julian Stephenson or Catherine Butcher of this office.

Yours sincerely



**MONTAGU EVANS LLP**

**Encs**