

- City of London
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JNS/CB/PD6590
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27 April 2007

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

CHARTERED SURVEYORS

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6-12 Clarges Street
London W1J 8HB

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Dear Sir/Madam,

**RE: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PROPOSED REDEVELOPMENT OF CAR PARK AT THE JUNCTION OF MOOR LANE AND BREWERY
LANE, LANCASTER – APPLICATION NO. 12**

On behalf of our clients, Centros Miller Lancaster LP, we are pleased to enclose an outline planning application for the redevelopment of the above site to provide a building accommodating retail uses at ground floor level, with offices above and associated car parking.

Background & The Development of the Canal Corridor North Site

Mitchells Brewery Headquarters Offices are currently located at 9-11 Moor Lane. These buildings have been adapted over time from their original uses of a grocers shop and warehouse (No. 9) and house (No. 11). The redevelopment of the Canal Corridor North site provides an opportunity for the development of office headquarters premises suitable for occupation by Mitchells of Lancaster, enabling the company to retain a presence on the site as well as allowing them to meet their operational requirements. This will make available 9-11 Moor Lane for alternative appropriate uses.

This application is one component of the wider proposals for the comprehensive redevelopment of the Canal Corridor North Site for a mix of uses, namely retail, residential, office and leisure development, also being brought forward by Centros Miller Lancaster LP. The component parts of these wider proposals are set out in the schedule of applications and accompanying plan attached. For ease, this application is referred to as Application 12. This application is referenced in the information submitted in support of other applications which are due to be submitted shortly. In particular the Environmental Statement, Transport Assessment and Retail Assessment assess these proposals as part of the wider scheme. Also of relevance is the Statement of Community Involvement and overreaching Design and Access Statement.

Notwithstanding this linkage, the proposals for this site are capable of implementation in isolation from those for the main redevelopment site.

Existing Site and Proposals

The existing site covers an area of 0.05 hectares and is located on the north side of Moor Lane accessed via Brewery Lane. It comprises hardstanding which is used as unofficial surface car parking. Immediately to the rear are derelict former brewery buildings with the Golden Lion pub to the west and former Methodist Chapel now used as a youth theatre, to the east. The latter two buildings do not form part of the wider scheme proposals and will be retained.

The application proposes a building of three storeys providing 357 square metres (GEA) of A1 retail floorspace at ground floor level, with 1035 square metres (GEA) of B1 office floorspace above over two floors together with associated car parking (5 spaces). The application seeks approval for the means of access to the site from Moor Lane together with the layout of the proposed building. Scale, landscaping and appearance are to be the subject of reserved matters.

A Design and Access Statement prepared by Reid Architecture is submitted with the application which sets out an analysis of the site context, its location and the key design and access principles influencing the proposals. A Transport Assessment prepared by Mayer Brown is also submitted.

Policy Context

There is support for the principles of the application in national, regional and Structure Plan Policy given the preference of these policies for retail and office uses to be focused in existing urban locations in close proximity to public transport and on brownfield sites.

Given the scale of the proposals, this statement focuses on relevant Local Plan policies and provides an assessment of the compliance of the proposals within this context.

Local Policy

Lancaster District Local Plan (Adopted 2004)

The Lancaster District Local Plan was adopted in April 2004.

Policy EC6 is concerned with new employment development and permits new employment development within Lancaster which:

- makes satisfactory provision for servicing, access, cycle and car parking;
- is easily accessible to pedestrians and cyclists from surrounding streets;
- pays regard to its surroundings in terms of scale, siting design and external appearance;
- uses high quality facing materials and landscaping treatment to visible frontages;
- provides screening from servicing areas that would face public areas/open countryside;
- makes sufficient provision for the disposal of sewage and wastewater and would not be to the detriment of water quality;
- does not have an adverse impact on the amenity of surrounding occupiers;
- improves unsatisfactory environmental conditions.

Policy EC15 provides that in Lancaster, proposals for B1 uses will be permitted outside the established employment areas provided that the development is well served by public transport and that there will be no significant impact on the amenities of adjoining residents and businesses.

Lancaster District Local Plan Supplementary Planning Guidance Note 8 (SPG)

This SPG was produced in May 2002 to be used to guide development proposals. On adoption of the Local Plan in 2004, the brief became formal supplementary planning guidance.

The Canal Corridor North site is described in this SPG as:

"...the main regeneration opportunity in central Lancaster...contains key listed buildings and adjoins the City Centre and the Lancaster Canal...forms the gateway to the commercial heart of the City and links the City Centre with surrounding residential and industrial areas."

The SPG splits the overall development site into three parts for the purposes of analysis and consideration of appropriate alternative uses: the former Mitchell's Brewery and Bottling Plant, the Alfred Street Workshops and the Heron Chemical Works and St Leonard Gate Car Park.

The brief makes it clear however, through the identification of several cross cutting themes, that a comprehensive approach to redevelopment across the three parts is needed. This is now possible through the development agreements in place between Centros Miller Lancaster LP and Mitchells of Lancaster, and Centros Miller Lancaster LP and Lancaster City Council. This site falls within the Former Mitchells Brewery part of the site and the SPG notes that B1 business use would be an acceptable use as part of a mixed-use scheme.

Local Development Framework (LDF)

Following the enactment of the new Planning and Compulsory Purchase Act 2004, local authorities are required to produce a Local Development Framework (LDF) which will replace the adopted Lancaster District Local Plan.

In addition to the Statement of Community Involvement (SCI), the Council has recently submitted its Core Strategy to the Government for its consideration. The Core Strategy is the Council's overall framework which will direct more detailed decisions which will be taken through the Local Development Documents (LDDs) in addition to the development control process. Whilst little weight can be attached to the Core Strategy as this stage, it is relevant to consider its emerging policies. The Core Strategy does not contain specific policies for individual sites or allocations.

Policy ER 2 identifies central Lancaster as a Regeneration Priority Area and sets out the following objective:

"CENTRAL LANCASTER through Design-led Regeneration will be strengthened as a shopping destination, enhanced as a historic city visitor attraction with a restored and enhanced historic environment, as the District's main centre for office based employment and as a cultural centre."

Supporting paragraph 5.30 states the following:

"The District's key retail development opportunity is the Canal Corridor site in Central Lancaster. If sound linkages with the City Centre are accompanied by measures to reinforce the vitality of the existing centre, then the Corridor offers the opportunity to combine its current role as a cultural centre with an extension to the City's primary shopping area, with new homes, workspaces and public realm."

Policy Assessment and Summary

In summary, the proposals accord with both national and local plan policy given that they form part of the wider redevelopment of the Canal Corridor North site and within the context of policy as a stand alone proposal.

The building itself will comprise a mixture of retail and B1 office uses, whilst the wider site redevelopment will also incorporate retail, leisure and residential accommodation to achieve the strategic policy aims for mixed use, sustainable development of urban brownfield sites.

The location of this new office and retail building is in accordance with Local Plan policy requirements. It is well served by public transport and in a location recognised as being suitable for office and retail development. The criteria set out in Policy EC6 have been considered in depth as part of the masterplanning of the wider Canal Corridor North site over a period of many months to ensure that the proposed building integrates well with its surroundings, and causes no adverse impact to surrounding residential amenity.

The proposals are the result of the masterplanning exercise undertaken with the Council and local stakeholders and ongoing discussions and consultation with the public and in order to secure the future development which will form the wider site. The extensive consultation undertaken satisfies the Council's requirement for community involvement in the scheme's development.

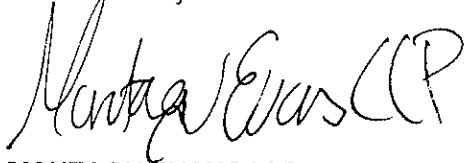
Given the above we trust that Officers will be able to recommend this application for approval.

In order for you to assess the applications, we enclose the following;

- 5 copies of the planning application form and relevant certificate;
- A statutory application fee cheque in the order of £265.
- 5 copies of a red line location plan;
- 5 copies of all drawings, prepared by Reid Architecture (drawing list attached);
- 5 copies of a Design and Access Statement, prepared by Reid Architecture; and
- 5 copies of a Transport Assessment, prepared by Mayer Brown.

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

Encs

Planning Application

Town and County Planning Act 1990
 Please read the accompanying notes form
 Before answering each question
 Please complete in BLOCK LETTERS

Application No:	P1
Date Received:	
Fee Paid:	Receipt No.

<p>Question 1 Name and Address of Applicant: Centros Miller Lancaster LP</p> <p>Postcode</p> <p>Tel No c/o agent</p>	<p>Question 1a Name and Address of Agent (If Any) Montagu Evans LLP 6-12 Clarges Street London Postcode W1J 8HB Tel No 020 7493 4002 Contact Name Julian Stephenson</p>															
<p>Question 2 Address or Location of Application Site Indicate on the plan any land in the applicants control. SITE AT THE JUNCTION OF MOOR LANE AND BREWERY LANE, LANCASTER</p>	<p>Question 3 Accurate description of the proposed development (including site area if known) OUTLINE APPLIAITON FOR THE REDEVELOPENT OF THE SITE TO PROVIDE A BUILDING FOR RETAIL AT GROUND FLOOR LEVEL WITH OFFICES ABOVE AND ASSOCIATED CAR PARKING.</p>															
<p>Question 4 Please state Yes in appropriate box Type of application</p> <p>a. Full Application</p> <p>b. Full application for a change of use and/or new building/engineering work or alterations</p> <p>c. Outline application for the erection of building(s) YES Please state which matters are being applied for:</p> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Layout</td> <td style="text-align: center;">Scale</td> <td style="text-align: center;">Means of Access</td> <td style="text-align: center;">External Appearance</td> <td style="text-align: center;">Landscaping</td> </tr> <tr> <td style="text-align: center;">YES</td> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> <td style="text-align: center;">NO</td> <td style="text-align: center;">NO</td> </tr> </table> <p>d. Reserved Matters application</p> <p>(i) Please give the reference number of the outline permission N/A</p> <p>(ii) Please state which matters are being dealt with in this application:</p> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Layout</td> <td style="text-align: center;">Scale</td> <td style="text-align: center;">Means of Access</td> <td style="text-align: center;">External Appearance</td> <td style="text-align: center;">Landscaping</td> </tr> </table> <p>e. Continuation of Temporary Permission Please give the reference number of the outline permission N/A</p> <p>f. Modification or Removal of a Condition Please give the number of the planning permission and the relevant condition N/A</p>		Layout	Scale	Means of Access	External Appearance	Landscaping	YES	NO	YES	NO	NO	Layout	Scale	Means of Access	External Appearance	Landscaping
Layout	Scale	Means of Access	External Appearance	Landscaping												
YES	NO	YES	NO	NO												
Layout	Scale	Means of Access	External Appearance	Landscaping												

Planning Application (Part 2)

Application No: _____

Town and Country planning Act 1990

Additional information in respect of Shopping, Office, Industrial or Other Commercial use

P1A

Please read notes overleaf before filling in this form.

Please complete each section.

Question 15

Nature of Proposed Development

A. Please indicate which of the following is involved in the development:

Shopping

Office

Industrial

Other (please specify)

B. If the proposal forms part of a larger scheme or is to replace existing buildings, please provide as much detail as you can about your ultimate development.

Question 16

Industrial Development Only

Describe the type of work and the machinery involved.

N/A

Question 17

Floorspace

Is any new floorspace created/

If yes, please complete A and B

If no, please complete B.

Please State
Yes or No

YES

A. The proposal involves a change in floorspace from approx 0 sq.m
To approx 1418 sq.m. This new total includes the following floorspace:-
Shopping 357 sq.m. Office 1035 sq.m. Industrial sq.m. Other sq.m

B. The existing floorspace includes:-
Shopping sq.m. Office sq.m. Industrial sq.m. Other sq.m

Question 18

Employment

N/A

How many staff are employed at present?

Shopping Office Industrial Other

How many staff will be employed?

Shopping Office 20 approx. Industrial Other

Question 19

Parking Arrangements

Describe the car parking and servicing arrangements and show them on your plan.

5 CAR PARKING SPACES TO BE PROVIDED. PLEASE REFER TO DESIGN AND ACCESS STATEMENT AND DRAWING NO. '06-3031-D-108-B-MEANS OF ACCESS'.

Question 20

Traffic

Estimate the number of vehicles visiting the site each day.

5

Question 21

Hazardous Materials

Please state
Yes or No

Does the proposal involve the use or storage of hazardous materials?
(Read Note 21 carefully).

NO

If yes, please state which materials.

Notes

This form provides additional information in respect of applications for shopping, office, industrial and other commercial development.

Question 15

Nature of Proposed Development – The planning department would like to know about your proposal, for example is part of a larger scheme for which planning permission will be sought at a later date, or is it intended to replace existing premises which are becoming unsatisfactory?

Question 16

Industrial Development – The information provided about the processes to be carried on and the type of machinery used will enable the local planning authority to determine the type of industry involved.

Question 17

Floorspace – Gross floorspace is the whole area enclosed by the building, net floorspace excludes circulation space and joint services, e.g. toilets.

Question 18

Employment – This information is helpful to the department, but it is appreciated that at the planning stage the figures may only be an approximation.

Question 19

Parking – All developments will normally be required to provide appropriate car parking and servicing space. Details of the county Council's Car Parking Standards can be obtained from the planning department and staff are available to advise on this matter.

Question 20

Traffic – An estimate of the number of vehicles, other than those of individual employees driving to work, will enable the department to assess the impact of the development on surrounding roads.

Question 21

Hazardous Materials – These are defined by regulations set down by the Government and a current list is available at the planning office, form HM. If the proposal involves the use or storage of any of the materials on this list, then please provide as much detail as you can in answer to Question 21.

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

**CERTIFICATE UNDER ARTICLE 7
CERTIFICATE B**

THE APPLICANT CERTIFIES THAT:

The Applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

OWNER'S NAME	ADDRESS AT WHICH NOTICE WAS SERVED	DATE ON WHICH NOTICE WAS SERVED
Mitchells of Lancaster (Brewers) Ltd	11 Moor Lane Lancaster LA1 1QB	27 April 2007

Signed:



Full Name in Block
Capitals:

MONTAGU EVANS LLP

On behalf of:

**Centros Miller Lancaster
LP**

Date:

27 April 2007

(a) *This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.*

(b) *"owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).*

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

**CERTIFICATE UNDER ARTICLE 7
AGRICULTURAL HOLDINGS CERTIFICATE**

Whichever is appropriate of the following alternatives **must** form part of Certificate B. If the applicant is the sole agricultural tenant he or she **must** delete the first alternative and insert "not applicable" as the information required by the second alternative.

-
- *i. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed:

Montagu Evans LLP

Full Name in Block

MONTAGU EVANS LLP

Capitals:

On behalf of:

Centros Miller

Lancaster LP

Date:

27 April 2007

**delete where inappropriate*

This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.

Planning Application
Application Number 12 Mitchells Headquarters
Question 11- Drawings Schedule

DRAWINGS FOR APPROVAL			
Title	Number	Size	Scale
Site Location Plan	063031-D-100 C	A3	1:1250
Existing Site Plan	063031-D-101 C	A3	1:500
Proposed Siting Plan	063031-D-102 C	A3	1:500
DRAWINGS FOR ILLUSTRATIVE PURPOSES ONLY			
Existing Site Photos	063031-D-109 C	A3	NTS
Existing and Proposed Elevation A-A	063031-D-103 C	A2	1:200
Existing and Proposed Elevation B-B	063031-D-104 C	A2	1:200
Existing and Proposed Elevation C-C	063031-D-105 C	A2	1:200
Existing and Proposed Elevation D-D	063031-D-106 C	A2	1:200
Proposed Sections	063031-D-107 C	A2	1:200
Means of Access	063031-D-108 C	A3	1:500
SUPPORTING DOCUMENTS			
Design and Access Statement by Reid Architecture			
Transport Assessment by Mayer Brown			