

- City of London
- Glasgow
- Edinburgh



JS/CB/MM/PD6590
Email: julian.stephenson@montagu-evans.co.uk

11 May 2007

Lancaster City Council
Planning Services
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,

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

PLANNING, LISTED BUILDING AND CONSERVATION AREA CONSENT APPLICATIONS SUBMITTED ON BEHALF OF CENTROS MILLER LANCASTER LP FOR A RETAIL LED MIXED USE SCHEME AT THE CANAL CORRIDOR NORTH SITE

Montagu Evans LLP has been instructed by Centros Miller 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, Lancaster. The planning application is accompanied by six associated applications for listed building consent and five associated applications for conservation area consent. These listed building and conservation area consent applications are submitted under cover of a separate letter.

Applications have also been submitted by Centros Miller Lancaster LP for two adjacent sites at Moor Lane for a new office building with retail at the ground floor to house Mitchells Brewery HQ (Application 12) and a new development of residential flats at Moor Lane (Application 7). 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.

Together, these 14 applications will result in the comprehensive redevelopment of the site.

Outline Application

The development proposes a mixed use scheme incorporating retail, restaurants, cafes, residential, office, workshop, leisure 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 reserved matters but are subject to parameters.

A set of parameter plans (numbered 1 – 11) are submitted for approval together with a Planning Parameters Report which together define 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 applicant invites Lancaster City Council to impose planning conditions upon the grant of outline permission requiring all reserved matters applications to be fully in accordance with the parameters plans and Planning Parameters Report.

The parameters plans and report have been prepared to define the 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. An Environmental Statement (ES) is submitted in support of the application which 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 have been submitted in association with the outline planning permission (under cover of a separate letter). 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.

Application Submission

Please find enclosed 5 sets of the following documents in relation to the outline planning permission:

Ref.	Document Title
	Submitted for approval:
L1	Planning application forms, certificates and plans
L2	Planning Parameters Report and Appendices
	Supporting Information:
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

L6c	Paramics Modelling and Evaluation 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

A statutory application fee cheque to the order of £10,945 is also enclosed.

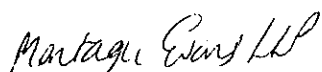
As discussed and agreed with Mr Mark Cassidy of Lancaster City Council, we also submit 30 copies of the above documents on CD for onward distribution to statutory consultees.

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

Planning Application

Town and Country 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.

Question 1
 Name and Address of Applicant
 CENTROS MILLER LANCASTER LP

 Postcode _____
 Tel No. C/O AGENT _____

Question 1a
 Name and Address of Agent (if any)
 MONTAGU EVANS LLP

 6-12 CLARGES STREET _____
 LONDON _____
 Postcode W1J 8HB _____
 Tel No. 0207 493 4002 _____
 (Contact's name JULIAN STEPHENSON _____)

Question 2
 Address or Location of Application Site
 Indicate on the plan any adjoining land in the
 applicants control.
 PLEASE SEE ATTACHED ADDENDUM SHEET

Question 3
 Accurate description of the proposed
 development (including site area if known)
 PLEASE SEE ATTACHED ADDENDUM SHEET

Question 4
 Type of application Please state yes in appropriate box

a. Full application

b. Full application for a change of use and/or new building/engineering work or alterations

c. Outline application for the erection of building(s) YES

(i) Please state yes/no which matters, if any, are being applied for

Siting	Design	Means of Access	External Appearance	Landscaping
<input type="checkbox"/> NO	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> NO

(ii) For residential development give number and type of dwellings (indicate on separate sheet if necessary). MINIMUM 55, MAXIMUM 92 UNITS

d. **Reserved Matters** application

(i) Please give reference number of outline permission

(ii) Please state yes/no which reserved matters are being dealt with in this application

Siting	Design	Means of Access	External Appearance	Landscaping
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

e. **Continuation of Temporary Permission**
 Please give reference number of previous permission

f. **Modification or Removal of a Condition**
 Please give the number of the planning permission and the relevant condition.....

Question 5 Access

Does the proposal involve a new vehicular access? YES

an altered vehicular access? YES

a new pedestrian access? YES

an altered pedestrian access? YES

Does there exist any public right of way within the application site? YES

Question 6 Trees

Please State
Yes or No

Do you intend to prune or fell any trees as part of the proposed development?

If yes, please show the tree(s) on the plan and describe the works proposed.

YES

Question 7 Existing Uses

Describe the existing or, if vacant, the last use(s) of the site PLEASE SEE PLANNING STATEMENT PARAGRAPH 3.5

Question 8 Additional Information

Please state
Yes or No

a. Is the application for shopping, office, industrial, or other commercial use? If so, Please Complete a Planning Application (Part 2), form P1A

YES

b. Is the application for or associated with the winning and working of minerals or waste disposal? If so, please complete a Planning Application (Part 3), form P1M

NO

Question 9 Drainage/Water Supply

a. How will surface water be dealt with? COLLECTED ON SITE AND FED TO EXISTING COMBINED SEWERS AROUND THE

b. How will sewage be dealt with? SITE PERIMETER.

c. How will water be supplied? CONNECTION TO MAIN SERVICES- SEE ENVIRONMENTAL STATEMENT FOR FURTHER DETAIL.

Question 10 Materials

If building works are proposed please describe all external materials, including roof materials (e.g. brick walls, colour, make and type and show them on your plan)

TO BE ADDRESSED AT RESERVED MATTERS STAGE.

Question 11 Plans

Please list the drawings and plans submitted with this application form (4 sets are required):

PLEASE SEE ATTACHED ADDENDUM SHEET

Question 12

Please read and then sign the following statement

Declaration

I wish to apply for planning permission for the development described in this application and accompanying plans and enclose the fee of £ 10,945

Signed *Mantagu Evans LLP* (Applicant/Agent)

Date *11/05/07*

Question 13

~~Certificate under Article 7 Town and Country Planning (General Development Procedure) Order 1995
Certificate A~~

~~I certify that on the day 21 days before the date of the accompanying application nobody, except the applicant, was
The owner of any part of the land to which the application relates.~~

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

Signed

Date

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)

YES

YES

NO

YES

PLEASE SEE COVERING LETTER AND PLANNING STATEMENT

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 sq.m

To approx sq.m. This new total includes the following floorspace:-

Shopping sq.m. Office sq.m. Industrial sq.m. Other sq.m

PLEASE SEE PLANNING PARAMETERS REPORT APPENDIX 3.

B. The existing floorspace includes:- (APPROXIMATELY)

Shopping ²⁰⁵⁸ sq.m. Office sq.m. Industrial sq.m. Other 4523 sq.m

BREWERY BUILDINGS: 5300 SQ M

HERON WORKS BUILDINGS: 4655 SQ M

Question 18

Employment

PLEASE SEE SOCIO- ECONOMICS CHAPTER OF ENVIRONMENTAL STATEMENT

How many staff are employed at present?

Shopping Office Industrial Other

How many staff will be employed?

Shopping Office Industrial Other

Question 19

Parking Arrangements

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

PLEASE SEE PARAMETERS PLAN 9 AND TRANSPORT ASSSSMENT

Question 20

Traffic PLEASE SEE TRANSPORT ASSESSMENT

Estimate the number of vehicles visiting the site each day.

Question 21

Hazardous Materials

Please state
Yes or No

Does the proposal involve the use or storage of hazardous materials?

(Read Note 21 carefully).

If yes, please state which materials.

NO

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.

Planning Application Form Addendum

Question 2 - Address or Location of Application Site

Site edged red on Site Location Plan 043018-D-01-L bounded in part by Moor Lane, Stonewell, St Leonard Gate, Alfred Street and the Lancaster Canal.

Question 3 - Accurate description of the proposed development

Comprehensive redevelopment comprising a retail led mixed used scheme to include demolition of existing buildings and associated structures, the demolition of all residential dwellings other than 5 Edward Street, the change of use of a residential dwelling at 5 Edward Street to offices, the closure and alteration of highways, engineering works and construction of new buildings and structures to provide, retail, restaurants, cafes, workshop, leisure, crèche, rehearsal space and residential accommodation, together with ancillary and associated development including new and enhanced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities.

Question 11 - Plans

Title	Number	Size	Scale
Site Location Plan	043018-D-01 L	A3	1:2500
Parameter Plan 1 - Site Plan	043018-D-02 J	A3	1:1250
Parameter Plan 2 - Designations Plan	043018-D-04 H	A3	1:1250
Parameter Plan 3 - Block Plan	043018-D-05 H	A3	1:1250
Parameter Plan 4 - Excavation Plan - Vertical Limits of Deviation	043018-D-06 H	A3	1:1250
Parameter Plan 5 - Excavation Plan Horizontal Limits of Deviation	043018-D-11 G	A3	1:1250
Parameter Plan 6 - Site Demolition Plan	043018-D-07 H	A3	1:1250
Parameter Plan 7 - Maximum/Minimum Siting Plan	043018-D-08 G	A3	1:1250
Parameter Plan 8 - Maximum/Minimum Block Heights	043018-D-09 H	A3	1:1250
Parameter Plan 9 - Vehicle Routes & Service Access	043018-D-14 H	A3	1:1250
Parameter Plan 10 - Public Transport and Cycle Routes	043018-D-15 J	A3	1:1250
Parameter Plan 11 - Pedestrian Routes	043018-D-16 J	A3	1:1250

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CERTIFICATE UNDER ARTICLE 7
CERTIFICATE C

THE APPLICANT CERTIFIES THAT:

1. The Applicant cannot issue a Certificate A or B in respect of the accompanying application.
2. The Applicant has given the requisite notice to the persons specified below, being persons who on the day 21 days before the date of the application, were owners of any part of the land to which the application relates.

OWNER'S NAME	ADDRESS AT WHICH NOTICE WAS SERVED	DATE ON WHICH NOTICE WAS SERVED
Mr P Bellwood	The Hermitage Crook of Lune Halton Lancaster LA2 9HN	11 May 2007
Mr B Clegg	Future Windows 1 Stonewell Lancaster LA1 1NJ	11 May 2007
Mr D Penwill & S Penwill	Whitewalls Starbank Lane Dolfinholm Lancashire	11 May 2007
The Occupier	Ground Floor 2 Stonewell Lancaster LA1 1NJ	11 May 2007
The Occupier	Flat 2 2 Stonewell Lancaster LA1 1NJ	11 May 2007
The Occupier	Flat 4 2 Stonewell Lancaster LA1 1NJ	11 May 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).*

The Occupier	Flat 5a 2 Stonewell Lancaster LA1 1NJ	11 May 2007
G Kilcawley	Flat 1 2a Stonewell Lancaster LA1 1NJ	11 May 2007
P Morris	Flat 3 2a Stonewell Lancaster LA1 1NJ	11 May 2007
A Young	The Post Office 3 Stonewell Lancaster LA1 1NJ	11 May 2007
S Cousins & E Cousins	Castle Milk Stables Lockerbie Dumfriesshire DG11 1AB	11 May 2007
L Raine	4 Stonewell Lancaster LA1 1NJ	11 May 2007
J Fletcher	Colonial Amusements 5 Stonewell Lancaster LA1 1NJ	11 May 2007
Anthony & Harold Jackson	Hawkshead Farm 1 The Nook Bolton Le Sands Carnforth LA5 8DR	11 May 2007
Alan Williams	Ground Floor 3 Moor Lane Lancaster LA1 1QD	11 May 2007
Anne & Peter Jackson	1 st Floor 3 Moor Lane Lancaster LA1 1QD	11 May 2007

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- (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.*
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Harry & Caroline Whithead	Acre Moss Stores Buckingham Road Morecambe LA3	11 May 2007
Phil Taylor	Fraser Masons 7 Moor Lane Lancaster LA1 1QD	11 May 2007
Ms H McManus	Stonewell House 7a Moor Lane Lancaster LA1 1QD	11 May 2007
G Butcher & J Butcher	237 St Annes Road Blackpool FY4 2BL	11 May 2007
The Occupier	Flat 1 Gees Court 3a Moor Lane Lancaster LA1 1QD	11 May 2007
The Occupier	Flat 2 Gees Court 3a Moor Lane Lancaster LA1 1QD	11 May 2007
The Occupier	Flat 3 Gees Court 3a Moor Lane Lancaster LA1 1QD	11 May 2007
The Occupier	Flat 3a Gees Court 3a Moor Lane Lancaster LA1 1QD	11 May 2007
Iqbal Patel	202 Whalley Old Road Blackburn BB1 5NZ	11 May 2007
Sabana Chandia	19 Blades Street Lancaster LA2 1TT	11 May 2007

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Mrs Kyle	137 St Leonard Gate Lancaster LA1 1NL	11 May 2007
A Friel & W Friel	139 St Leonard Gate Lancaster LA1 1NL	11 May 2007
Mitchells of Lancaster Ltd	11 Moor Lane, Lancaster Lancashire LA1 1QB	11 May 2007
Dukes Theatre	For the attention of Amanda Belcham Dukes Theatre Moor Lane Lancaster LA1 1QE	11 May 2007
Lancaster City Council	Town Hall Lancaster LA1 1PJ For the attention of Graham Cox	11 May 2007
John Sanderson & Sean Bolland	5 Edward Street Lancaster LA1 1QH	11 May 2007
Joseph Storey and Co Ltd	Mr A Foote, PE Director c/o Joseph Storey & Co Ltd Petroferm 2416 Lynndale Road Fernandina Beech FL 32034	11 May 2007
Joseph Storey and Co Ltd	P Wallace Joseph Storey & Co Ltd Heron Chemical Works Moor Lane Lancaster LA1 1QQ	11 May 2007
Lancashire County Council	Hampson Lane Galgate Lancaster LA2 0HY For the attention of Clive Holt	11 May 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).*

A Macari & Sons	55 St Leonard Gate Lancaster LA1 1QS	11 May 2007
Vikington Ltd	Mr Waldie Wittham House Farm Oxcliffe Road Morecambe LA3 3SR	11 May 2007
Vikington Ltd	Head Office Marinebank 1 Alexandra Road Morecambe Lancaster LA3 1TH	11 May 2007
Musicians Cooperative	D Blackwell 1 Lodge Street Lancaster	11 May 2007
Ms S Mills	Dance Studio Rigney Bank House 17 The Square Milnthorpe Cumbria LA7 7QJ	11 May 2007
Spiritualists National Union	Head Office Redwoods Stansted Hall Stansted Essex CM24 8UD	11 May 2007
Spiritualists National Union	Spiritualist Church Bulk Road Lancaster LA1 1DN	11 May 2007
D Sowerby	12-22 Northumberland Street Morecambe LA9 4AX	11 May 2007
Lancaster Carpets	Bulk Road Lancaster LA1 IDE	11 May 2007

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- (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).*

H Put	New Haven Ltd c/o Cornhill Secretaries Ltd 1 Snow Hill London EC1A 2EN	11 May 2007
The Occupier (Argos)	Unit 12-14 Perpignan Way St Nicholas Arcades Lancaster LA1 1NE	11 May 2007
Home Retail Group (t/a Argos)	Avebury 489/499 Avebury Boulevard Milton Keynes MK9 2NW FAO Julie Brunskill	11 May 2007
The Occupier (Adams Childrenswear)	22 St Nicholas Arcades Cheapside Lancaster LA1 1NB	11 May 2007
Adams Childrenswear Ltd	C/O SGP Property Services PO Box 5684 Sunningdale Road Leicester LE3 1ZE	11 May 2007
Time and Tide Ltd	Time & Tide The Stables Woodlands Silver Street Goffs Oak Hertfordshire EN7 5JD FAO John Asplin - Director	11 May 2007
British Waterways	Waterside House Waterside Drive Wigan WN3 5AZ FAO- Leah Coburn	11 May 2007

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- (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).*

3. The applicant has taken all reasonable steps open to them to find out the names and addresses of the other owner(s) of the land, or of a part of it, but has been unable to do so. These steps were as follows:

Undertaken a land registry search for all registered titles.

4. Notice of the application, as attached to this Certificate, has been published

in the: **Lancaster Citizen**

on: **16/05/07**

Signed:

Montagu Evans LLP

Full Name in Block

MONTAGU EVANS LLP

Capitals:

On behalf of:

**Centros Miller Lancaster
LP**

Date:

11 May 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 C. 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:

11 May 2007

**delete where inappropriate*

This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(l) 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.

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

**NOTICE UNDER ARTICLE 6
OF APPLICATION FOR PLANNING PERMISSION**

PROPOSED DEVELOPMENT AT: SITE EDGED RED ON SITE LOCATION PLAN 043018-D-01-L BOUNDED IN PART BY MOOR LANE, STONEWELL, ST LEONARD GATE, ALFRED STREET AND THE LANCASTER CANAL.

WE GIVE NOTICE THAT: CENTROS MILLER LANCASTER LP

IS APPLYING TO LANCASTER CITY COUNCIL

FOR PERMISSION FOR: COMPREHENSIVE REDEVELOPMENT COMPRISING A RETAIL LED MIXED USED SCHEME TO INCLUDE DEMOLITION OF EXISTING BUILDINGS AND ASSOCIATED STRUCTURES, THE DEMOLITION OF ALL RESIDENTIAL DWELLINGS OTHER THAN 5 EDWARD STREET, THE CHANGE OF USE OF A RESIDENTIAL DWELLING AT 5 EDWARD STREET TO OFFICES, THE CLOSURE AND ALTERATION OF HIGHWAYS, ENGINEERING WORKS AND CONSTRUCTION OF NEW BUILDINGS AND STRUCTURES TO PROVIDE, RETAIL, RESTAURANTS, CAFES, WORKSHOP, LEISURE, CRÈCHE, REHEARSAL SPACE AND RESIDENTIAL ACCOMMODATION, TOGETHER WITH ANCILLARY AND ASSOCIATED DEVELOPMENT INCLUDING NEW AND ENHANCED PEDESTRIAN ROUTES AND OPEN SPACES, CAR PARKING AND VEHICULAR ACCESS AND SERVICING FACILITIES.

Any owner* of the land or tenant** who wishes to make representations about this application should write to:

**HEAD OF PLANNING SERVICES
LANCASTER CITY COUNCIL
PALATINE HALL
DALTON SQUARE
LANCASTER
LA1 1PJ**

Within 21 days of the publication of this notice:

Signed: *Montagu Evans LLP*
Full Name in Block **MONTAGU EVANS LLP**
Capitals:
On behalf of: **Centros Miller Lancaster LP**
Date: 11 May 2007

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

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

STATEMENT OF OWNERS' RIGHTS

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

STATEMENT OF AGRICULTURAL TENANTS' RIGHTS

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.