

Planning Department
Preston City Council
Town Hall
Lancaster Road
Preston
PR1 2RL

Ref. PWA_17-446

21st December 2017

Dear Sir / Madam,

FULL PLANNING APPLICATION FOR HEALTHCARE FACILITY AT MILLENIUM PARK, BARNFIELD WAY, PRESTON, PR2 5DB.

Please find enclosed a full planning application for a healthcare facility at Millennium Park, Barnfield Way, Preston, PR2 5DB. In support of the application, we have today submitted via the Planning Portal the following documents and drawings (Portal Ref. PP-06624495):

- Arboricultural Impact Assessment
- Completed Application Form and Ownership Certificates
- Flood Risk Assessment and Drainage Strategy
- Landscape Submissions (Landscape Strategy, UG-11699-LAN-DRW-GA-01, UG-11699-LAN-DRW-HL-02, UG-11699-LAN-DRW-LSN-04, UG-11699-LAN-DRW-SL-03)
- Planning Statement (including Utilities Statement, Foul Sewage Assessment and a Waste Management, Refuse and Recycling Statement, and Sustainability Statement)
- Planning Drawings (6050-FWP-A01 Location Plan, 6050-FWP-A02 Site Plan Existing, 6050-FWP-A02 Existing Site Sections, 6050-FWP-A04 Site Plan Proposed, 6050-FWP-A05 Proposed Floorplans, 6050-FWP-A06 Proposed Elevations)
- Preliminary Ecological Appraisal
- Surface Water Drainage Strategy

As part of the pre-application work associated with the planning application, discussions have taken place with Preston City Council to confirm the extent of information needed to determine the planning application. Details of these discussions are appended to this letter. In addition to the list above, matters associated with an Economic Viability Statement, Marketing Report, Noise Impact Assessment and Transport Assessment are discussed within the context of the Planning Statement, particularly with regards to the extant planning permission and what has previously been approved at the site. It is not anticipated that a Land Contamination Assessment, Lighting Assessment or Travel Plan are required though they could be secured through suitably worded planning conditions if required.

The requisite application fee has been calculated as **£5.005.00**. This has been paid for by cheque and delivered to the Council's offices on 21st December 2017.

If you require any further information, please do not hesitate to contact me. I look forward to receiving receipt of this application.

Yours faithfully,



Daniel Hughes MRTPI | Associate

01772 369 669 | 07860 943 811

2 Lockside Office Park, Lockside Road, Preston, PR2 2YS



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Encl.

Validation Requirements

Daniel Hughes_PWA Planning

From: Daniel Hughes_PWA Planning <daniel.hughes@pwaplanning.co.uk>
Sent: 21 December 2017 08:25
To: Daniel Hughes
Subject: FW: Millenium City Park - new Healthcare Facility

From: Mike Carr [mailto:M.Carr@preston.gov.uk]
Sent: 07 December 2017 11:14
To: Daniel Hughes_PWA Planning <daniel.hughes@pwaplanning.co.uk>
Cc: Phil Cousins <P.Cousins@preston.gov.uk>; Natalie Beardsworth <N.Beardsworth@preston.gov.uk>
Subject: RE: Millenium City Park - new Healthcare Facility

Hi Daniel,

Apologies for the short delay in my response.

Having considered the response that I provided following the pre-application meeting, and your assessment of the report/validation requirements attached to this planning application, my thoughts are that if the supporting information is prepared on the basis that you suggest, then I think that we should be able to validate and process the planning application.

However, and as you are no doubt aware, there may be issues that crop up during the application process that may require the submission of additional report/supporting information. This can be dealt with if any areas of concern or clarification crop up.

In terms of who will deal with the application, it won't be myself as I am leaving at the end of next week to take up a role at Wyre Council. Phil and/or Natalie will allocate the planning application when it comes in.

I hope this is helpful. Any questions, please let me know.

Regards

Mike Carr
Senior Planning Officer
+441772906574
Preston City Council

From: Daniel Hughes_PWA Planning [mailto:daniel.hughes@pwaplanning.co.uk]
Sent: Tuesday, December 05, 2017 12:39 PM
To: Mike Carr <M.Carr@preston.gov.uk>
Cc: Natalie Beardsworth <N.Beardsworth@preston.gov.uk>; Phil Cousins <P.Cousins@preston.gov.uk>; Paul Walton_PWA Planning <paul.walton@pwaplanning.co.uk>
Subject: FW: Millenium City Park - new Healthcare Facility

Hi Mike,

Further to your recent pre-application advice to Donna, we have been contacted via FWP to follow up with a potential planning submission for the aforementioned site. We have previously been involved (3 years ago) for a car park being approved on the same land, please see the attached officer's report with regards to the approval (second attachment). You will also note from this that there is an extant permission for an office building and associated parking (06/2005/0320). You may have covered these items in your pre-app response, but unfortunately I have not seen the response.

We are now advising on the submission of an application, and as such, have reviewed the validation requirements below and in the attached. In this respect we would welcome clarification on the following items, which we feel are unnecessary given the extant permission but also the car park approval three years ago (this only required drainage, ecology and landscaping information). I have however where possible suggested how they could be dealt with if required, and would welcome your thoughts:

- a) **Economic Viability Statement;** as discussed above we do not feel this is necessary. We can however include a brief statement within the Planning Statement. I have attached another decision we have recently been involved with at Mears Carpet (see Officer's report – third attachment). The economic viability aspect was not something we had to provide in this instance, despite the bulky goods not being typical employment uses. The healthcare facility will of course provide some employment, in fact more so that the previously approved car park at the site.
- b) **Flood risk assessment;** the site area is under 1 ha and as such will not require a FRA (it's approximately 0.7 ha).
- c) **Land contamination assessment;** given the previous approvals and extant permission it is not considered needed for validation. Nothing was provided for the car park, and if required could be provided as part of a suitably worded condition.
- d) **Lighting Assessment;** again, as per the above, it is not considered to be required at this point in time. Lighting if required could also be controlled by condition.
- e) **Marketing Report;** see comments under Viability Statement.
- f) **Noise Impact Assessment;** this is not required, however, can be incorporated in simple terms into the Planning Statement as suggested by your email below if required.
- g) **Transport Assessment;** Given the extant permission and previous approvals, it is not anticipated to be required. However, it can be addressed within the Planning Statement in a like for like assessment of extant and previous approvals compared to the submission at hand.
- h) **Travel Plan;** could be controlled by a planning condition, similar the car park approval that required a Car Park Management Plan via condition.

I look forward to your prompt response. Any queries please don't hesitate to ask. Thanks for the help,

Daniel Hughes MRTPI | Associate

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From: Mike Carr <M.Carr@preston.gov.uk>

Subject: RE: Millenium City Park - new Healthcare Facility

Date: 28 November 2017 at 12:22:01 GMT

To: 'Donna Neely' <donna@thenorthernedge.co.uk>

Cc: Natalie Beardsworth <N.Beardsworth@preston.gov.uk>, Phil Cousins <P.Cousins@preston.gov.uk>

Hi Donna,

I was out of the office yesterday, so I was unable to respond.

In terms of the forthcoming planning application and information that we require at this stage, I have attached the full planning application checklist for your information. I have identified the relevant areas that will be needed to process the application.

The national planning application requirements are generally self-explanatory, whilst the local requirements are a little more site specific and many of the elements were discussed at the meeting. I have highlighted the area to be covered, although some of the areas could potentially be covered in the supporting planning statement/design and access statement.

Overall, the more areas of the proposed development that can be addressed through the planning application stage, will negate the need for any pre-commencement planning conditions that would delay the start of site works.

REQUIREMENTS

Plans – Plans should fully set out what is happening in terms of the elevations and floor plans, whilst an existing and proposed site plan would offer the context of the application. Materials details and landscaping proposals should be included and would avoid the need for planning conditions, if the proposals are appropriate;

Design & Access Statement – This should set out the details of the development to cover all design and or accessibility requirements.

Planning Statement – This will bring everything together and can also be used to identify why a particular report has not been done/is not necessary;

Biodiversity Survey and Report – We discussed this at the meeting, given the proximity of the watercourse and tree line to the proposed building. Any report should assess the ecological impacts of the development;

Crime Impact Statement – Please see the attached;

Economic Viability Statement/ Marketing Report – As discussed. Evidence will need to be provided in relation to justification as to the loss of the employment site;

Land Contamination Assessment – EHO's have advised that a minimum of a Phase 1 Desk Study will be required;

Landscaping – This is self-explanatory, with any scheme being commensurate to the proposed development and its location;

Lighting Assessment - This is self-explanatory, with any lighting (internal & external) scheme being commensurate to the proposed development and its location;

Noise Impact Assessment – A check of surrounding uses may be all that is needed. This could be included in the planning statement;

Parking and Access Arrangements – The existing and proposed site plans will show the proposed arrangements;

Sustainable Drainage Assessment – This will cover any proposed hard surfaces and the flow of surface water to sustainable drainage areas;

Planning Statement/ Summary of Application – Self-explanatory.

I hope the above information is helpful. If you need any additional advice during the preparation for the application, please let me know.

Regards

Mike Carr