



Hybrid Planning Application – Development Specification

Prestwich Village

On behalf of The Prestwich Regeneration LLP

January 2024

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1 INTRODUCTION

- 1.1 This Development Specification has been prepared by Asteer Planning LLP ('Asteer') on behalf of Prestwich Regeneration LLP Joint Venture Partnership to inform the preparation of the technical assessments to support a hybrid planning application at Prestwich Village.
- 1.2 The hybrid application will be formed of two components:
- The **full component**, proposing the demolition of existing buildings, and the erection of a mixed use development comprising community, retail and commercial floorspace and a travel hub.
 - The **outline component**, proposing the erection of a mixed-use development comprising residential, retail and commercial uses.
- 1.3 The Development Specification provides details covering both of the above components, and comprises the following:
- Hybrid Application Area;
 - Type of Planning Application;
 - Quantum of Non-Residential Uses;
 - Quantum of Residential Development;
 - Quantum of Car Parking; and
 - Quantum of Cycle Parking
- 1.4 The Development Specification for each component is provided in the following sections.

2 HYBRID APPLICATION AREA

- 2.1 The Hybrid application boundary, encompassing the full and outline components, and as drawn on the Location Plan enclosed at **Appendix 1**, extends to 2.48ha (6.1 acres).
- 2.2 The extent of the full and outline component (dashed red line) is shown on the Parameter Plans (references enclosed at **Appendix 2**).

Full Application Area

- 2.3 The full component extends to 1.42ha.

Outline Application Area

- 2.4 The outline component extends to 1.06ha.

3 TYPE OF PLANNING APPLICATION

3.1 The type of planning application will be a hybrid planning application comprising full and outline components.

3.2 The description of development is as follows:

“Hybrid application comprising: Full planning application proposing demolition of existing buildings and structures and the erection of a phased mixed use development including a Community Hub comprising flexible uses including library, offices, medical or health services (Use Classes F1 (a-f), F2(b), E(c), E(e), E(g)) and retail uses (Use Classes E(a), E(b) F2(a)) and Sui Generis (hot food takeaway and bar), a new Market Hall (Use Classes E(a), E(b) and Sui Generis (hot food takeaway and bar)), a Commercial Building comprising flexible uses including retail, offices, gymnasium (Use Classes E(a), E(b), E(c), E(d), E(g), F2(a), a Travel Hub comprising car parking and cycle parking (Sui Generis), a public square and public realm and associated landscaping, car parking provision, cycle storage and other associated works; and part Outline planning application (with all matters reserved) proposing a phased residential led mixed use development comprising residential (Use Class C3), flexible commercial, business, service, local community and learning uses (Use Classes E, F) and Sui Generis (hot food takeaway and bar), engineering works to Rectory Lane, new public realm, associated landscaping, car parking provision, cycle storage and other associated works”.

3.3 7084sqm of existing buildings and structures are proposed to be demolished as part of the proposals.

3.4 With regard to the full component, approval will be sought for a full set of drawings, listed at **Appendix 4**.

3.5 With regard to the outline component, approval will be sought for the suite of Parameter Plans enclosed at **Appendix 2** which should be used for undertaking the technical assessments.

3.6 The suite of Parameter Plans include:

- Parameter Plan P1 Land Use
- Parameter Plan P2 Building Heights Max
- Parameter Plan P3 Access and Movement
- Parameter Plan P4 Plots and Public Realm

- Parameter Plan P5 Site Levels

3.7 A site wide Masterplan will be submitted with the hybrid planning application which shows the layout of the full component and a potential (illustrative) configuration for the outline component. The illustrative component of the Masterplan will not be for approval.

4 QUANTUM OF NON-RESIDENTIAL DEVELOPMENT

- 4.1 A mix of non-residential uses are proposed as part of the full and outline components of the hybrid planning application.
- 4.2 Attached at **Appendix 6** is a Use Class Schedule of Non-Residential Development for which planning permission is sought.

Full Component - Overall Quantum of Non-Residential Development

Floor Area	Use Classes E / F / Sui Generis
Gross Internal Area	5,384²

Outline Component - Overall Quantum of Non-Residential Development

Floor Area	Use Class E / F / Sui Generis
Gross Internal Area	900

Full Component – By Use and Plot

Plot A - Community Hub and Retail Pavilion

- 4.3 A Community Hub building is proposed providing ground floor library and community uses (Use Class F1 (a-f), F2(b)). Floors 1 - 3 of the building will comprise flexible office and medical and health service uses (Flexible Use Class E (c, e, g(i)) which means that floors 1-3 can be occupied for either office or medical and health uses, or a combination. This will enable the NHS to occupy floorspace within the building should a commercial agreement be reached.
- 4.4 A single storey pavilion is also proposed for retail use (Use Class E (a, b) F2(a)) and Sui Generis (hot food takeaway and bar).

Plot A - Library and Community Uses

Floor	Floor Area (sqm)
Ground	475m ²
Total	475m²

Plot A - Office / Medical and Health Services

Floor	Floor Area (sqm)
First	638m ² (NIA)
Second	638m ² (NIA)
Third	638m ² (NIA)
Total	1914m²

Plot A - Retail Pavilion

Floor	Floor Area (sqm)
Ground	340m ²
Total	340m²

Plot B – Commercial Building

- 4.5 A Commercial Building is proposed which will provide retail floorspace at ground floor, comprising 8no units (Use Class E (a, b) F2(a)). The ground floor will also include an entrance lobby to enable access to the first floor. The first floor will comprise flexible

office and gymnasium floorspace (Use Classes E, (c), (g)(i), E(d)) which means that the first floor can be occupied for either office or gymnasium uses, or a combination.

Plot B - Retail Uses

Floor	Floor Area (sqm)
Ground	1110m ²
Total	1110m²

Plot B - Flexible Office / Gymnasium Uses

Floor	Floor Area (sqm)
Ground (entrance lobby)	70m ²
First	870m ²
Total	940m²

Plot C – Market Hall

- 4.6 A Market Hall is proposed which will provide a ground floor seating area and bar (Sui Generis), 6no hot food takeaway units (Sui Generis), 6no retail units (Use Class E(a, b)). The ground floor will also include customer toilets and back of house facilities including a wash room, barrel store, bin store and staff facilities. The first floor of the building will comprise staff welfare facilities including a staff room, store rooms and toilets.

Plot C Market Hall – Sui Generis Uses

Floor	Floor Area (sqm) / spaces
Ground	380m ² (6no hot food takeaway and bar)
Total	380m²

Plot C Market Hall - Retail Units

Floor	Floor Area (sqm) / spaces
Ground	210m ² (6no units)
Total	210m²

Plot C Market Hall – Ancillary Uses

Floor	Floor Area (sqm) / spaces
First (ancillary offices)	15m ²
Total	15m²

Travel Hub

- 4.7 A Travel Hub is proposed which will provide vehicle and cycle parking for the development. The Travel Hub is 3 storeys and will comprise a total of 275 car parking spaces including:

- 20 Accessible spaces (including 2 accessible EV spaces)
- 26 EV charging spaces
- Minimum of 2 Car club spaces
- 76 Cycle spaces

Outline Component – Plots D, E and F

- 4.8 Each of the residential plots will also include flexible ground floor commercial uses to activate the streets and provide amenity for residents.

Use	Floor Area (sqm)
Use Class E / F / Sui Generis	900m ²

Total	900m²
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5 QUANTUM OF RESIDENTIAL DEVELOPMENT

5.1 The outline component of the hybrid planning application will seek approval for up to 210 residential units (use class C3).

5.2 Parameter Plan P1 – Land Use defines the residential development as follows:

- Development Plot Use Class C3 (light brown colour); and
- Ground floor frontage flexible Use Class E (commercial, business and service), Use Class F (local community and learning), Sui Generis or Use Class C3 (residential) (dark brown colour).

6 QUANTUM OF CAR PARKING

- 6.1 Car parking is proposed within both the outline and full component of the hybrid application.

Full Component

- 6.2 The full component of the application includes a total of 283 parking spaces.
- 6.3 The Travel Hub proposes 275 car parking spaces, including 20 accessible (including 2 EV Spaces), 26 for electric vehicle charging and a minimum of 2 car club spaces.
- 6.4 8 parking spaces, including 6 accessible, will be located within the wider landscaping associated with Plots A, B and C.

Outline Component

- 6.5 The outline component of the development includes up to 33 spaces has been within plot D, E, F and in the landscape, including 14 accessible spaces.

7 QUANTUM OF CYCLE PARKING

- 7.1 Cycle parking is proposed within both the outline and full component of the hybrid application.

Full Component

- 7.2 The full component of the application includes a total of 124 cycle parking spaces comprising 16 within Plot A, 12 within Plot B and 76 within the Travel Hub (Plot B).
- 7.3 Cycle storage within the wider landscaping will comprise 20 short stay spaces.

Outline

- 7.4 Up to 210 cycle parking spaces are proposed for Plots D, E and F.
- 7.5 Cycle storage within the landscaping of the outline element will comprise up to 6 short stay spaces.

APPENDIX 1 - Site Location Plan