



Hybrid Planning Application – Development Specification

Prestwich Village

On behalf of The Prestwich Regeneration LLP

January 2024

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Version Final

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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.

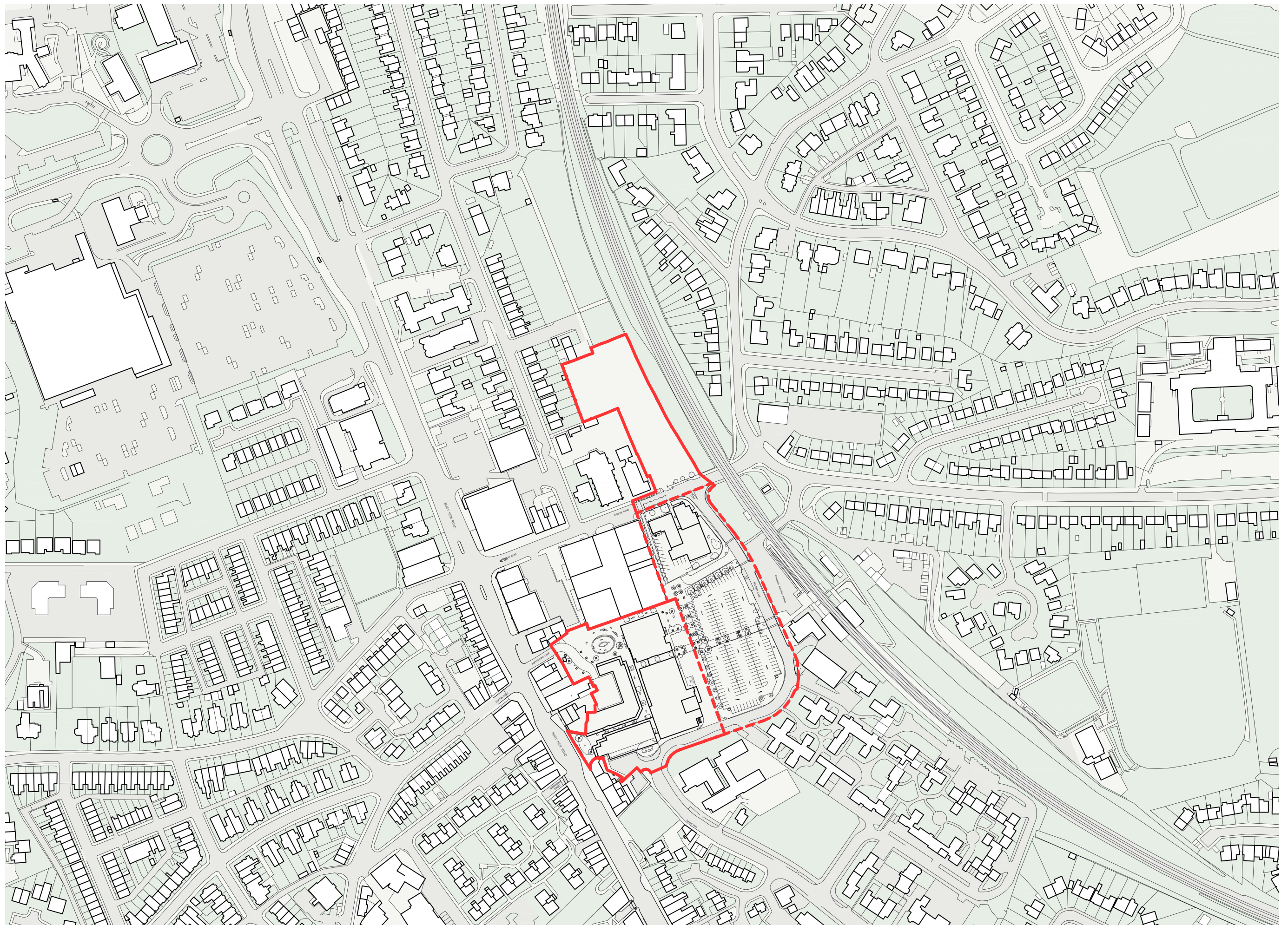
Full Component

- 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



Notes:

 EXTENT OF FULL APPLICATION

 EXTENT OF OUTLINE APPLICATION

Project:
Prestwich Village
Masterplan

Drawn: LG Checked: JC

Rev: P00 Details: 16/01/202

Title:
Site location plan

Status:
S2 Information

Planning

Scale:
1:1250 @ A1

Drawing No:
207-JMA-MP-XX-DR-A-000400

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APPENDIX 2 - Parameter Plans

Drawing	Drawing Reference	Author
P1 – Land Use Parameter Plan	207-JMA-MP-XX-DR-A-001601 P00	JMA
P2 – Max Site Heights Parameter Plan	207-JMA-MP-XX-DR-A-001602 P00	JMA
P3 – Access & Movement Parameter Plan	207-JMA-MP-XX-DR-A-001603 P00	JMA
P4 Plots & Public Realm Parameter Plan	207-JMA-MP-XX-DR-A-001604 P00	JMA
P5 – Site Levels Parameter Plan	207-JMA-MP-XX-DR-A-001605 P00	JMA

APPENDIX 3 – General Application Plans

Drawing	Drawing Reference	Author
Site Location Plan	207-JMA-MP-XX-DR-A-000400 P00	JMA
Existing site plan	207-JMA-MP-XX-DR-A-001300 P00	JMA
Demolition Site Plan	207-JMA-MP-XX-DR-A-001500 P00	JMA
Illustrative Masterplan	207-JMA-MP-XX-DR-A-001450 P00	JMA
Second Floor (third and fourth similar) Proposed Site Plan	207-JMA-MP-02-DR-A-001402 P00	JMA
Extent of Full and Outline	207-JMA-MP-00-DR-A-001310 P00	JMA
Phase 1 – Proposed Construction Phasing Plan	207-JMA-MP-XX-DR-A-001301 P00	JMA
Phase 2 – Proposed Construction Phasing Plan	207-JMA-MP-XX-DR-A-001302 P00	JMA

APPENDIX 4 - Full Application Plans

Drawing	Drawing Reference	Author
<u>Site Wide</u>		
Roof Proposed Site Plan	207-JMA-MP-RF-DR-A-001410 P00	JMA
Ground Floor Proposed Site Plan	207-JMA-MP-00-DR-A-001400 P00	JMA
Site Plan - First floor	207-JMA-MP-01-DR-A-001401 P00	JMA
Refuse and Landscape – Proposed Site Plan	207-JMA-MP-00-DR-A-001460 P00	JMA
<u>Elevations</u>		
Longfield Centre Existing Context Elevation	207-JMA-MP-XX-DR-A-041400 P00	JMA
Fairfax Road A Existing Context Elevation	207-JMA-MP-XX-DR-A-041401 P00	JMA
Fairfax Road B Existing Context Elevation	207-JMA-MP-XX-DR-A-041402 P00	JMA
Poppythorn Lane A Existing Context Elevation	207-JMA-MP-XX-DR-A-041403 P00	JMA
Poppythorn Lane B Existing Context Elevation	207-JMA-MP-XX-DR-A-041404 P00	JMA
Poppythorn Lane C Existing Context Elevation	207-JMA-MP-XX-DR-A-041405 P00	JMA
Bury New Road Existing Context Elevation	207-JMA-MP-XX-DR-A-041406 P00	JMA
Longfield Centre Demolition Existing Context Elevation	207-JMA-MP-XX-DR-A-041500 P00	JMA
Fairfax Road A Demolition Existing Context Elevation	207-JMA-MP-XX-DR-A-041501 P00	JMA

Fairfax Road B Demolition Existing Context Elevation	207-JMA-MP-XX-DR-A-041502 P00	JMA
Poppythorn Lane A Demolition Existing Context Elevation	207-JMA-MP-XX-DR-A-041503 P00	JMA
Poppythorn Lane B Demolition Existing Context Elevation	207-JMA-MP-XX-DR-A-041504 P00	JMA
Poppythorn Lane C Demolition Existing Context Elevation	207-JMA-MP-XX-DR-A-041505 P00	JMA
Bury New Road Demolition Existing Context Elevation	207-JMA-MP-XX-DR-A-041506 P00	JMA
Claythorn Street A Proposed Context Elevation	207-JMA-MP-XX-DR-A-042400 P00	JMA
Claythorn Street B Proposed Context Elevation	207-JMA-MP-XX-DR-A-042401 P00	JMA
Poppythorn Lane Proposed Context Elevation	207-JMA-MP-XX-DR-A-042402 P00	JMA
Rectory Lane Proposed Context Elevation	207-JMA-MP-XX-DR-A-042403 P00	JMA
Village Square Proposed Context Elevation	207-JMA-MP-XX-DR-A-042404 P00	JMA
Fairfax Road Proposed Context Elevation	207-JMA-MP-XX-DR-A-042405 P00	JMA
Highfield Road to Tramline	207-JMA-MP-XX-DR-A-051400 P00	JMA
<u>Sections</u>		
Rectory Lane to Bury New Road Proposed Section	207-JMA-MP-XX-DR-A-051401 P00	JMA
Fairfax Road to Rectory Lane Proposed Section	207-JMA-MP-XX-DR-A-051402 P00	JMA

Rectory Lane to Highfield Place Proposed Section	207-JMA-MP-XX-DR-A-051403 P00	JMA
Proposed Site Section Locations	207-JMA-MP-XX-DR-A-042000 P00	JMA
<u>Plot A</u>		
GA - Ground Floor Plan	207-JMA-A-00-DR-A-022400 P00	JMA
GA – Typical Floor Plan	207-JMA-A-01-DR-A-022401 P00	JMA
GA - Roof Plan	JMA-A-RF-DR-A-022410 P00	JMA
GA – Village Square Elevation	207-JMA-A-XX-DR-A-042400 P00	JMA
GA - Barrow Street Elevation	207-JMA-A-XX-DR-A-042401 P00	JMA
GA - Rectory Lane Elevation	207-JMA-A-XX-DR-A-042402 P00	JMA
GA - Bury New Road Elevation	207-JMA-A-XX-DR-A-042403 P00	JMA
GA - Section A	207-JMA-A-XX-DR-A-052400 P00	JMA
GA - Section B	207-JMA-A-XX-DR-A-052401 P00	JMA
GA - Study Bay 1	207-JMA-A-XX-DR-A-104401 P00	JMA
GA - Study Bay 2	207-JMA-A-XX-DR-A-104402 P00	JMA
GA - Study Bay 3	207-JMA-A-XX-DR-A-104403 P00	JMA
<u>Plot B</u>		
GA - Ground Floor Plan	207-JMA-B-00-DR-A-022400 P00	JMA
GA - 1st Floor Plan	207-JMA-B-01-DR-A-022401 P00	JMA
GA - Roof Plan	207-JMA-B-RF-DR-A-022410 P00	JMA
GA - Village Square Elevation	207-JMA-B-XX-DR-A-042400 P00	JMA
GA – Clayton Street Elevation	207-JMA-B-XX-DR-A-042401 P00	JMA
GA – Poppythorn Lane Elevation	207-JMA-B-XX-DR-A-042402 P00	JMA
GA - Service yard Elevation	207-JMA-B-XX-DR-A-042403 P00	JMA

GA - Section A	207-JMA-B-XX-DR-A-052400 P00	JMA
GA - Section B	207-JMA-B-XX-DR-A-052401 P00	JMA
GA - Section C	207-JMA-B-XX-DR-A-052402 P00	JMA
Study Bay 1 Village Square	207-JMA-B-XX-DR-A-104401 P00	JMA
Study Bay 2 Single Story	207-JMA-B-XX-DR-A-104402 P00	JMA
Study Bay 3 Service Yard	207-JMA-B-XX-DR-A-104403 P00	JMA
<u>Plot C</u>		
GA - Ground Floor Plan	207-JMA-C-00-DR-A-022400 P00	JMA
GA – First Floor Plan	207-JMA-C-01-DR-A-022401 P00	JMA
GA - Roof Plan	207-JMA-C-RF-DR-A-022410 P00	JMA
GA - Village Square Elevation	207-JMA-C-XX-DR-A-042400 P00	JMA
GA – Barrow Street Elevation	207-JMA-C-XX-DR-A-042401 P00	JMA
GA – Village Square (Side Elevation) Elevation	207-JMA-C-XX-DR-A-042402 P00	JMA
GA – Poppythorn Lane Elevation	207-JMA-C-XX-DR-A-042403 P00	JMA
GA - Section A	207-JMA-C-XX-DR-A-052400 P00	JMA
GA - Section B	207-JMA-C-XX-DR-A-052401 P00	JMA
GA - Study Bay 1	207-JMA-C-XX-DR-A-104401 P00	JMA
GA - Study Bay 2 Retail Front Elevation	207-JMA-C-XX-DR-A-104402 P00	JMA
<u>Plot G</u>		
GA - Ground Floor Plan	JMA-G-00-DR-A-022400 P00	JMA
GA - Level 1 & 2 Plan	207-JMA-G-01-DR-A-022401 P00	JMA
GA – Roof Plan	207-JMA-G-RF-DR-A-022410 P00	JMA

Fairfax Road / Highfield Place	207-JMA-G-XX-DR-A-042400 P00	JMA
Highfield Road Railway Elevation	207-JMA-G-XX-DR-A-042401 P00	JMA
Study Bay 1	207-JMA-G-XX-DR-A-104401 P00	JMA
Study Bay 2	207-JMA-G-XX-DR-A-104402 P00	JMA

APPENDIX 5 – Landscaping Drawings

Drawing	Drawing Reference	Author
<u>Landscaping Plans</u>		
Landscape Masterplan Phase 1 & Outline Area	3107-PLA-XX-XX-DR-L-0002 S4 P12	PlanIT
Temporary Landscape Interface Works Interim scheme between phases	3107-PLA-XX-XX-DR-L-0004 S4 P04	PlanIT
Landscape Masterplan - Phase 1	3107-PLA-XX-XX-DR-L-0006 S4 P04	PlanIT

APPENDIX 6 – Non -Residential Use Class Schedule

Use	Use Class	Use Class Order Description
Retail (food and non-food)	E(a)	Display or retail of goods, other than hot food.
Eating and drinking establishments	E(b)	Sale of food and drink for consumption (mostly on the premises)
Financial services	E(c)(i)	Financial services
Professional services	E(c)(ii)	Professional services (other than health or medical services)
Other commercial, business or service	E(c)(iii)	Other appropriate services in a commercial, business or service locality.
Indoor sport, recreation and fitness	E(d)	Indoor sport, recreation, fitness (not involving motorized, vehicles or firearms or use as a swimming pool or skating rink).
Medical / Health Services	E(e)	Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner).
Offices, Research and Development	E(g)(i)(ii)	Uses which can be carried out in a residential area without detriment to its amenity
Learning and Non-Residential Institutions	F1	Uses including education (F1(a)), display of works of art (F1(b)), museums (F1(c)), public libraries (F1(d)), public halls (F1(e)), public worship (F1(f)).
Local Community	F2	Uses including shops (selling essential goods) where the premises do not exceed 280 sq m and there is no other such facility within 1000m (F2(a)), halls or meeting places for the principal use of the community (F2(b)).
Sui Generis	N/A	Uses include, but are not limited, to hot food takeaways, public houses, drinking establishments (including those with an expanded food provision).

