

Notification to HE / Ophelia

**SATNAM  
PLANNING  
SERVICES**

17 Imperial Square, Cheltenham, Gloucestershire, GL50 1QZ, U.K.

T: +44 (0)1242227159 F: +44 (0)1242 227160 E: admin@satnam.co.uk

Our Ref: 279SBCGWARR

Highways England Company Ltd  
The Company Secretary  
Bridge House  
1 Walnut Tree House  
Guildford  
Surrey GU1 4LZ

Highways England Company Ltd  
National Property Management and Disposal  
Ash House  
Falcon Road  
Sowton  
Exeter EX2 7LB

03 April 2018

Dear Sir / Madam,

**Re: Appeal reference APP/M0655/W/17/3178530 - Peel Hall, Warrington**

Please find enclosed formal notification of the submitted application / appeal in respect of the land at Peel Hall, Warrington.

Your organisation is very well aware of course of the application / appeal proposals due to your position as statutory consultee.

Your land interest relates to a small parcel of land, as shown on the attached plan.

If you wish to discuss the above or the attached, please do not hesitate to contact me.

Yours faithfully



Colin Griffiths BA (Hons) MRTPI  
Managing Director  
Email: [colin@satnam.co.uk](mailto:colin@satnam.co.uk)

**Enclosure**

**Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION**

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

**Proposed development at:**

Name or flat number	
Property number or name	PEEL HALL
Street	
Locality	
Town	WARRINGTON
County	
Postal town	
Postcode	WA2 9LH

**Take notice that application is being made by:**

Organisation name	SATNAM MILLENNIUM LTD		
Applicant name	Title	Forename	
		Surname	

**For planning permission to:**

**Description of proposed development**

OUTLINE APPLICATION FOR A NEW MIXED USE NEIGHBOURHOOD - SEE ATTACHED SHEET.

**Local Planning Authority to whom the application is being submitted:**

WARRINGTON BOROUGH COUNCIL

**Local Planning Authority address:**

NEW TOWN HOUSE  
WARRINGTON  
WA1 2NH

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

**Signatory:**

Signatory	Title	Forename	Surname
	MR	COLIN	GRIFITHS

**Signature**

*Colin Griffiths*

**Date (dd-mm-yyyy)**

03/04/18

**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 lease.

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

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

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

Once completed this form needs to be served on the owner(s) or tenant(s)

Print Form

**Address of Appeal site:**

Land at Peel Hall; South of M62 bounded by, Elm Road; Birch Avenue; Poplars Avenue; Newhaven Road; Windermere Avenue, Grasmere Avenue; Merewood Close, Osprey Close Lockerbie Close, Ballater Drive and Mill Lane, Poplars & Hulme Land at Peel Hall, Warrington, WA2 9TY.

**Description of Proposed Development:**

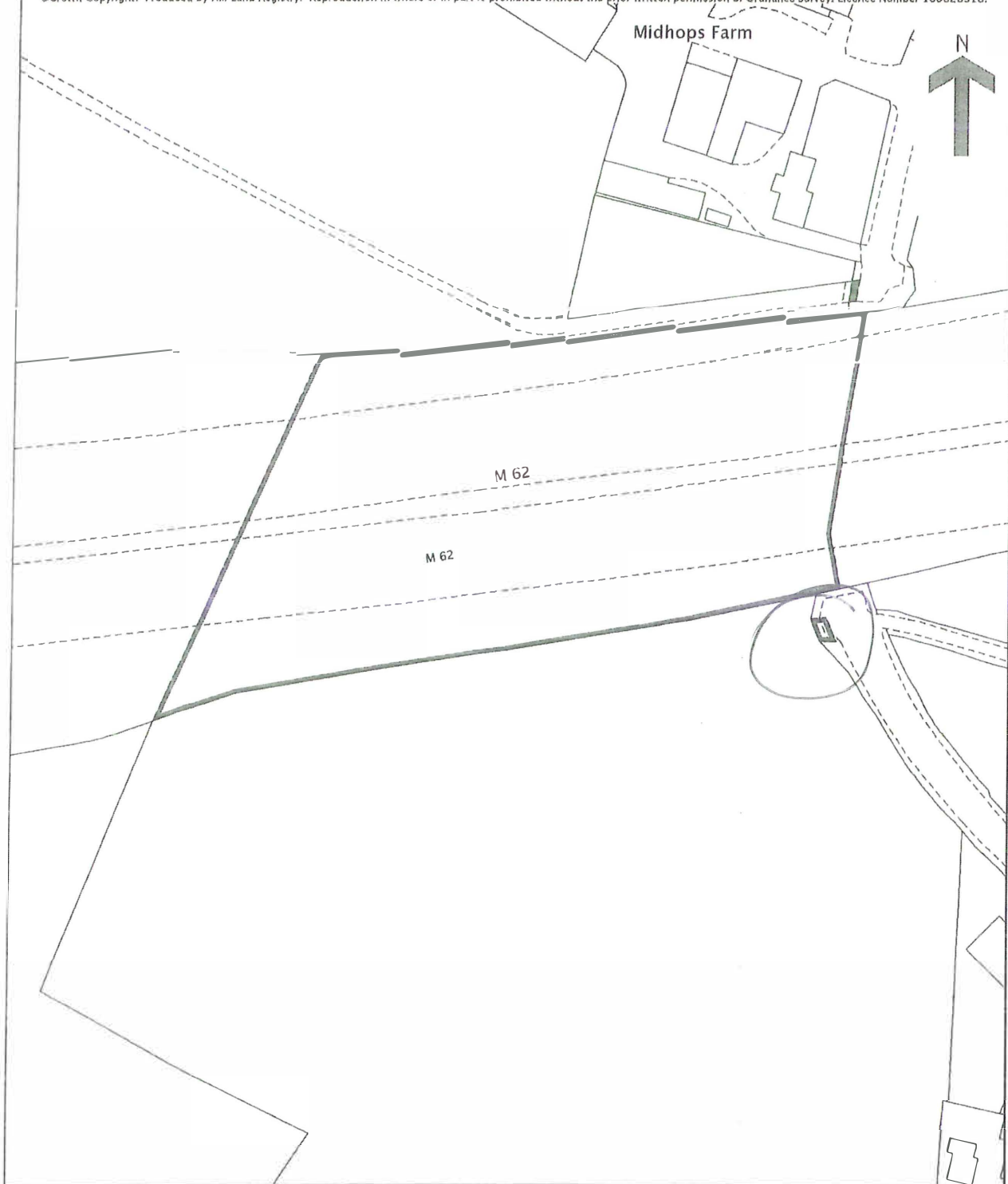
Outline planning application for a new mixed use neighbourhood comprising residential institution (residential care home - Use Class C2); up to 1200 dwelling houses and apartments (Use Class C3); local centre including food store up to 2000 square metres (Use Class A1); financial & professional services; restaurants and cafes; drinking establishments; hot food takeaways (Use Classes A2-A5 inclusive); units within Use Class D1 (non residential institution) of up to 600 sq m total with no single unit of more than 200 sq m; and family restaurant/ pub of up to 800 sq m (Use Classes A3/A4); employment uses (research; assembly and light manufacturing - Use Class B1); primary school; open space including sports pitches with ancillary facilities; means of access (including the demolition of 344; 346; 348; 458 and 460 Poplars Avenue) and supporting infrastructure. (All detailed matters other than access reserved for subsequent approval.) (Application is accompanied by an Environmental Impact Assessment).

HM Land Registry  
Official copy of  
title plan

Title number **CH574326** ✓  
Ordnance Survey map reference **SJ6292SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Warrington**



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United Utilities Water Ltd  
Legal Manager  
Grasmere House  
Lingley Mere Business Park  
Lingley Green Avenue  
Great Sankey  
Warrington WA5 3LP

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Signatory	Title	Forename	Surname
	MR	COLIN	GRIFFITHS

Signature  


Date (dd-mm-yyyy) 03/04/18

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HM Land Registry  
Official copy of  
title plan

Title number CH542854  
Ordnance Survey map reference SJ6091NE  
Scale 1:2500 reduced from 1:1250  
Administrative area Warrington ✓



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