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Our Ref: REL/SS/JH.3510

17th June 2014

Dear Angela

RE: APPLICATION REF 105641- FORMER BBC CAR PARK

Further to your request for clarification from the applicant (Total Car Parks) in terms of progress towards the long-term use of the former BBC site, they have sought our response as those matters are clearly outside their control. Total Car Parks operate the site on a leased basis for use as car park with a shared understanding that this is an interim use until the longer-term development is approved and ready to commence. As such, we agree that a response from the landowner is more appropriate and comment as follows.

The site was acquired in 2011 from the BBC upon their decision to relocate to Salford Quays, and since that point discussions have been had with the City Council in terms of the intent to progress a deliverable scheme that would contribute strongly to the Council's aspirations to improve the economic performance of the Oxford Road Corridor. Considerable discussion was had in respect of a mixed use scheme (early 2012 onwards) through which it became clear that the Council welcomed the aspiration to deliver a vibrant mixed-use scheme which would create a landmark development in this key location, and that the planning principles for such a scheme should be enshrined within a Strategic Regeneration Framework. The Council then commissioned consultants to prepare an SRF which was eventually adopted in October 2013. This SRF promotes commercially-led development that should deliver a landmark scheme with strong public realm- whilst it is not prescriptive in terms of composition it does set out preferred uses and approaches for its long-term development and interim treatments.

The Council will be aware that the site has already been subject of physical improvements through the original 2013 car park approval and that there is also an ongoing temporary events use of part of the site. It is therefore clear that this interim use of the site has already secured physical improvements and active use, and provides a

framework for temporary uses which contribute to the diversity and vibrancy of the Oxford Road corridor.

We confirm that Realty Estates has reflected upon the adopted 2013 SRF and has had further discussion with the City Council in terms of a mixed-use scheme that reflects those ambitions and responds to market signals. Realty Estates is also pleased to confirm that a consultant team has been very recently appointed to develop these proposals to allow submission of a well-considered planning application in the coming months. This team is led by Aedas, and also involves (amongst others) Savills, Gardiner & Theobald and WHR.

This application will promote a first deliverable phase of development which will generate new city centre living, significant employment, public realm works and a critical mass of investment. The application will show that it can be directly delivered and that the scheme will form a key component of the longer-term development of the site in accord with the stated ambitions of the adopted SRF.

The application proposes an 18 month period for ongoing use as a public car park, we consider this appropriate and allow Realty Estates to work with the Council to develop an agreed scheme whilst important stakeholder dialogue to be held which will inform the scheme, and then to allow proper planning process to be had. These planning processes include pre-application dialogue with key stakeholders as well as timescales to determine a well-rounded planning submission and then onwards to agree technical details through the discharge of planning conditions.

It is confirmed that Realty Estates is targeting submission of the application later in 2014 and commencement of the first phase of the longer-term development as soon as is practicable, and well within the 18 month period sought. Realty Estates fully supports this application, and looks forward to detailed dialogue with the City Council to develop the longer-term proposal to deliver the flagship commercially-led scheme sought by all parties.

We trust that the above is clear and helpful.

Yours sincerely

Shahram Sakhdari RIBA MRICS
Head of Developments

REALTY ESTATES LIMITED

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