

**From:** [WALKER Angus](#)  
**To:** [A63 Castle Street](#)  
**Cc:** [PERSAUD Katie](#)  
**Subject:** Choice of Arco or Staples sites [BDB-BDB1.FID9344555]  
**Date:** 29 April 2019 10:47:29  
**Attachments:** [Blackfriargate application update.docx](#)

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Hi Rob/Manveer

At the Preliminary Meeting the planning permission that would allow the choice of worksite between Arco and Staples was discussed. In the event, although it was resolved to grant permission on the envisaged day, it took several more days before the planning permission was issued on 24 April – see the attached update from Hull City Council which explains the reasons for this.

The judicial review period therefore does not expire until Wednesday 5 June, and the Applicant now proposes (should no challenge be made) to advise the examination of its choice by Friday 7 June. We have informed Amanda Beresford of Shulmans for PQEL who accepts the change of deadline.

Kind regards



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Date: 25<sup>th</sup> April 2019

FAO: James D Leeming

Dear Sirs,

Application by Highways England for an Order granting Development Consent for the A63 Castle Street Improvement Scheme

The purpose of this note is to update the position with regard to the determination of the following planning application, and the consequent implications for the application by Highways England for an Order granting Development Consent for the A63 Castle Street Improvement Scheme:

*19/00103/FULL*

*Land to the south of Blackfriargate, east of Queen Street, north of Humber Street, and west of High Street, Kingston upon Hull.*

*Hybrid Application comprising:*

- 1. Full Planning Application for the erection of mixed use development including office (B1) (5082m<sup>2</sup>) and a 365-space multi-storey car park (both pay and display and contract parking)*
- 2. Outline Planning Application with all matters reserved for erection of mixed use development including 34 dwellings (C3) and any of, or a combination of the following: retail (A1), financial and professional services (A2), restaurant/cafe (A3), drinking establishment (A4), hot food takeaway (A5), office (B1).*



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At the Preliminary Meeting on 26<sup>th</sup> March 2019, the significance of this application to Highways England's potential withdrawal of one of the identified alternative batching compound sites, namely 'Site B' at 'Staples' was discussed. During adjournment, discussions between Hull City Council, Highways England, and Shulmans LLP on behalf of Princes Quay Retail Limited identified 17<sup>th</sup> May 2019 as a date upon which such a withdrawal could take place, based on the fact that the planning application in question was due to be reported to the Hull City Council Planning Committee on 3<sup>rd</sup> April 2019 with an officer recommendation of approval, and allowing for a couple of days contingency, the subsequent Judicial Review period would have expired.

In the event, issues raised by statutory and other key consultees with regard to the application in question remained under discussion up until the day of the Planning Committee meeting, those discussions resulting in the imposition of a raft of additional conditions, including pre-commencement conditions. The Planning Committee determined that the application be delegated to the City Economic Development and Regeneration Manager for approval following agreement of additional pre-commencement conditions, and subject to the additional conditions.

In accordance with The Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the local planning authority were then obliged to notify the applicant of the intention to impose those conditions, and were unable to issue the Notice of Decision until either the applicant's agreement had been secured, or following the expiry of ten working days from the date of notification to the applicant.

As a consequence of this sequence of events, the local planning authority was unable to issue a Notice of Decision granting approval for the proposed scheme until 24<sup>th</sup> April 2019. It follows that the Judicial Review period for that decision will not now expire until 5<sup>th</sup> June 2019.

As things currently stand, Hull City Council Planning Committee is due to consider the following applications which Highways England will appreciate are also of relevance to the consideration of the A63 Castle Street Improvement Scheme, on the 5<sup>th</sup> June:

*19/00333/FULL*

*Land to the north of Castle Street and South-East of Waterhouse Lane, including Castle Buildings and the Earl de Grey Public House, Kingston upon Hull.*

*Application for full planning permission for the demolition and partial rebuilding of the Earl de Grey public house; erection of link extension to Castle Buildings and the Earl de Grey; external alterations to Castle Buildings; use of relocated Earl de Grey, Castle Buildings and link extension for café or restaurant (A3) and/or drinking establishment (A4) and/or office (B1a); the erection of a nine-storey hotel; new public realm and associated works, including landscaping, car parking and servicing, and associated infrastructure*

and,

19/00334/LBC

*Land to the north of Castle Street and South-East of Waterhouse Lane, including Castle Buildings and the Earl de Grey Public House, Kingston upon Hull.*

*Application for listed building consent for demolition and partial rebuilding of Earl de Grey Public House; erection of link extension to Castle Buildings and Earl de Grey; refurbishment, reconfiguration of, and external alterations to Castle Buildings.*

Therefore, Hull City Council should be in a position to update upon both the Blackfriargate JR period and the Earl de Grey / Castle Buildings determinations at any hearing session on or after Thursday 6<sup>th</sup> June, and that being the case, it would be of benefit if related matters could be considered at the hearing sessions after Wednesday 5<sup>th</sup> June, if at all possible.

Yours sincerely



**Alex Codd**

Assistant Director for Economic Development & Regeneration