



**architecture**

Planning & Development Control,  
Tewkesbury Borough Council,  
Gloucester Road, Tewkesbury.  
GL20 5TT

RAB/1018.81  
31<sup>st</sup> March 2023

For the attention of Bob Ristic  
Senior Planning Officer

Dear Sir,

**redevelopment of former Healings Mill garage building**  
**Quay Street, Tewkesbury, Glos. GL20 5BE**

On behalf of Corbally Group (Tewkesbury) Ltd, please find attached the Full Planning & Conservation Area Consent application in respect of the above location, formerly a garage building for Healings Mill, for its demolition and change of use in a redevelopment of 2 new 3bedroom townhouses, with 4 car parking spaces using the existing accesses off Quay Street and Cares Alley, for your consideration.

The application comprises:

The application forms and certificates submitted online through the Planning Portal. The application fee for £924.00 to be paid direct to TBC once registered.

Architect's drawings

- 1018.81/09 site location plan & block plan as existing.
- 1018.81/08A proposed block plan.
- 1018.81/07A plans & elevation as existing.
- 1018.81/05A plans as proposed.
- 1018.81/06A elevations and section as proposed.
- 1018.81/10 site sections.

Architect's Design & Access Statement including photographs of the location and the existing building, historical aerial photographs, and 3D images of the proposed streetscene.

Preliminary Bat Roost Assessment & Nesting Bird Survey Report prepared by Smart Ecology dated March 2023.

Further supporting documents: Planning Statement, Sustainability Statement, Utilities Statement, & Waste Minimisation Statement.

CIL form 1.

Because of the limit of the overall file sizes that can be submitted online through the Planning Portal it may be that not all of the supporting reports can be included online, therefore the reports missing from the submission will be submitted once the planning application is registered.

The design is a simple residential infill to a disused and derelict structure at least 80 years old which is no longer relevant to the Town Centre, and harmful to the conservation area. A pair of new townhouses in this sustainable location just off the High Street will provide new life and enhance the conservation area. The massing and scale of the proposed building compliment the streetscene without imposing any significant impact on its neighbours.

Access to the site uses the existing vehicular access off Quay Street to the ground floor car parking area together with a new pedestrian access for bins & bikes. A separate access off Cares Alley provides a pedestrian access to the front door of each townhouse.

We trust that the above are complete and satisfactory. Please let me know if you need any additional information or wish to discuss the application.

Yours faithfully

A black rectangular redaction box covering the signature of the sender.

**R A Beswick : Director**

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