



Department for
Communities and
Local Government

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Please ask for: Rachael Beard
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Your ref:

Our ref: NPCU/CPO/M0655/75931

Date: 28 November 2016

Dear Ms Reynolds

**The Town & Country Planning Act 1990: Section 226(1)(a) & 226(3)(a)
Section 13 of The Local Government (Miscellaneous Provisions) Act 1976
Acquisition of Land Act 1981
The Warrington Borough Council (Bridge Street Quarter) Compulsory
Purchase Order 2015**

1. The above order, if confirmed, would authorise the compulsory purchase of land and property that makes up 62 plots within the Order for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to the land comprising of
 - (a) the demolition of the existing Market Hall, Crown Chambers and a small number of properties on Bridge Street;
 - (b) site clearance and remediation works
 - (c) the development of a cinema with ground floor restaurants and cafes, surface car park, a large retail unit to be utilised as a temporary market hall and extensive areas of public realm located in the eastern part of the site, to the south of Horrocks Lane;
 - (d) the development of a permanent indoor market hall, a new Council office building, a number of commercial units and further areas of public realm, including the creation of pedestrian streets to link the new public square with Bridge Street, Academy Way and Buttermarket Street.

2. When the Inquiry opened there was one remaining qualified objection which was subsequently withdrawn before the Inquiry was closed. Four other qualifying objections were previously withdrawn and no late objections were lodged. There were no non-qualifying objections.

3. The Secretary of State has considered the acquiring authority's Statement of Reasons for making the order. He is satisfied that the compulsory purchase order is justified to achieve the purpose for which it has been made. He is also satisfied that the lands included in the order are required for this purpose. He considers that a compelling case in the public interest has been made for confirmation of the order.
4. The Secretary of State has also carefully considered whether the purposes for which the compulsory purchase order was made sufficiently justify interfering with the human rights of [qualifying persons under section 12(2A) of the Acquisition of Land Act 1981 and he is satisfied that such interference is justified. In particular he has considered the provisions of Article 1 of the First Protocol to, the European Convention on Human Rights. In this respect the Secretary of State is satisfied that in confirming the compulsory purchase order a fair balance would be struck between the public interest and interests of the qualifying persons. He has therefore decided to confirm the order. This letter does not convey any other consent or approval in respect of the land to which the order relates.
5. The land interest in relation to 47-49 Bridge Street (Plot Ref: Nos 24 and 55) was acquired by the Council on 26 August 2016. As there are no other land interests or rights which need to be acquired in relation to these plots, the Council has confirmed the Order can be modified to remove references to Plot Ref: Nos 24 and 55.
6. I enclose the confirmed modified order and the map to which it refers. Your attention is drawn to section 15 of the Acquisition of Land Act 1981 about publication and service of notices now that the order has been confirmed. Please inform us of the date on which notice of confirmation of the order is first published in the press.

Yours sincerely

Signed by authority of the Secretary of State for Communities and Local Government

Gerry Carpenter

Gerry Carpenter
Senior Planning Manager