



Leicester
City Council

Wards: see individual reports

Planning & Development Control Committee

Date : 1st October 2025

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

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APPLICATION ORDER

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35	2	20220709	Burleys Way, Corah Factory Site	AB

Recommendation: RECO subject to s106 Agreement	
20220709	Burleys Way, Corah Factory Site
Proposal:	Hybrid planning application comprising: FULL Planning Permission for the demolition of all buildings on site (excluding 2 chimneys and façade of the 1865 OTB building); alterations to the southern façade of the 1865 building (OTB); erection of 6 storey building at rear of retained facade to provide 45 flats (20 x 1 bed and 25 x 2 bed) (Class C3) with a mix of commercial, amenity and service areas on the lower levels; single storey side extension to retained façade and building; and up to 366sqm of commercial uses (Class E and F2) and OUTLINE permission for the construction of buildings up to 18 storeys to provide up to 1,100 dwellings (Classes C2 and C3), commercial uses (Classes E, F2 and Sui generis (public houses, wine bars, drinking establishments and hot food takeaways)), hotel (Use Class C1), multi-storey car park, pedestrian footbridge across Grand Union Canal with associated landscaping, public realm and associated infrastructure (with all matters reserved). (amended plans) (subject to a Section 106)
Applicant:	CityRegen Leicester Ltd and Galliford Try Investment
App type:	Operational development - full application
Status:	
Expiry Date:	2 October 2025
PK	WARD: Abbey

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Amended Description: No

Amended Recommendation: No

Representations/Correspondence

A further **objection** has been received from SAVE Britain's Heritage.

The objection re-iterates earlier concerns of the loss of heritage through the extent of demolition, the change in the character of the area from the demolition and subsequent re-development of an 18 storey tower, and sustainability impacts from the demolition and embodied carbon.

The applicant has shared a four page **summary** of some of the key materials considerations such as the balancing of heritage and viability, economic impacts and sustainability directly with members of the Planning Committee and Head of Planning.

These documents have been published and are available to view on the Council's website here: [Planning Register - Leicester City Council](#)

Further Considerations

Matter of Clarity

There is a discrepancy between the 'Summary' section of the report and the representations in relation to the total number of objection letters received. The correct number of letters of objection and support have been recorded in the representations section of the report as being 243 letters of objection and 56 letters of support.

An additional 139 letters objection have been received since the latest re-consultation undertaken in July 2025. The issues raised have been addressed within the report.

Latest Correspondence

The objection received from SAVE Britain's Heritage raises no new matters, but reiterates earlier concerns. Whilst they support the regeneration of the site and recognise the benefits, they object to the demolition led approach to regeneration and the harm in terms of heritage and sustainability. These concerns are acknowledged, and a balanced judgement has been taken with respect of all material considerations.

When weighing up all of the material planning considerations, it is considered that the benefits of the application outweigh the harm, and that suitably worded conditions can mitigate the harm identified.

The document shared by the applicant with Committee members does not include any new matters for consideration but does include extracts from the Committee report for this item.