

NORTHERN PLANNING COMMITTEE – 15 AUGUST 2012

UPDATE TO AGENDA

APPLICATION NO: 12/2073M

LOCATION 22, 24, 26 & 36 CASTLE STREET; 25, 25B & 25C
CASTLE STREET MALL; MACCLESFIELD

UPDATE PREPARED 13 August 2012

OFFICER REPORT

Further to the original committee report in which reference is made under the Public Realm section to the tests in circular 5/05 these have been superseded by para 204 of The Framework however the wording of these tests remains the same.

REPRESENTATIONS

Letter of support received from 58 Paradise Street which states that it is a sensible approach to re-use an existing empty building within the town centre, whilst keeping the attractive and characterful façade, extending the shopping centre within the town centre would re-inject some life into the town centre and seems much more in keeping with the character of the town.

Response from agent to letter of representation from Macclesfield Civic Society which states that it is difficult to impress the level of quality of detailing, and the materials to be employed, in the drawings. The intent is to use materials which complement the palette employed on the former Cheshire Building Society premises using crisp modern and sharp detailing which provides a dialogue with the rhythm of the bays in the architecture of the Grosvenor Centre. The new façade also picks up on the scale and sub division of the elements from either buildings by breaks in or changes in the materials employed. It is intended to lift the quality of the overall build onto Castle Street.

CONSULTATIONS

Strategic Highways Manager:

This application proposes the demolition of the existing buildings and the erection of a replacement building that will have retail floorspace on the ground floor and office space above.

With regard to floorspace proposed , the existing site has 1,694 Sq.m of retail and 3,995 Sq.m of office and if this is compared to the new proposal of 3,975 Sq.m retail and 1,446 Sq.m office, then there is a significant reduction in office floorspace in this application.

Whilst the retail element of the scheme has increased, this will not have a material highway impact but the reduction in office has a beneficial effect of reducing office trips on the road network. With regard to parking, there is no change in circumstances as the existing development does not provide any off-street car parking and this will not change with this application.

Therefore, this application will not increase traffic levels on the local highway network but will also have a beneficial effect in reducing the amount of trips associated with the office floorspace, as such no highway objections are raised to the application.

CONCLUSION

The comments received from the Strategic Highways manager are consistent with the contents of the officer's report.

As noted in the committee report on p59 / 60, amended plans are awaited to ensure an improved active frontage to Castle Street and Churchill Way.

Amended plans were not received at the time of writing this update report, as such the recommendation is now to delegate the application to the Development Management and Building Control Manager, in consultation with the Chairman, to approve subject the receipt of amended plans and a financial contribution towards environmental improvements within Macclesfield Town Centre and subject to the following conditions:-

1. Standard Time Limit 3 years
2. Submission of Materials
3. Approved Plans
4. Submission of detailed elevational and cross sectional drawings of windows
5. No further subdivision or amalgamation of the new retail units unless a further planning application has been submitted to and approved in writing by the Local Planning Authority
6. No films or transfers shall be attached to the windows internally or externally without the prior written consent of the Local Planning Authority
7. Details of renewable energy measures to provide for a minimum of 10% of the predicted energy requirements of the development
8. Details of finish and construction materials for rainwater goods to be submitted to and approved in writing by the Local Planning Authority
9. Prior to the commencement of any internal alterations details of a photographic record of the internal subdivisions of the building shall be submitted to the Local Planning Authority

10. Drainage details to be submitted to and approved in writing by the Local Planning Authority.