

Application No: 09/1577M

Location: MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD,
MACCLESFIELD, CHESHIRE, SK10 3BL

Proposal: PROPOSED CONVERSION OF AND 420SQ M
EXTENSION TO CURTILAGE BUILDING 6 TO
ACCOMMODATE A CHANGE OF USE FROM C2 TO D1
TOGETHER WITH ASSOCIATED CAR PARKING (FULL
PLANNING)

Applicant: KEYWORKER HOMES (MACCLESFIELD) LTD &, EAST
CHESHIRE NHS TRUST

Expiry Date: 04-Aug-2009

Type: Full Planning

Date Report Prepared: 16 July 2009

SUMMARY RECOMMENDATION

Approve with conditions, subject to the views of outstanding consultees.

MAIN ISSUES

- Five applications have been received for the redevelopment of the area at Macclesfield Hospital known as the Blue Zone – consideration needs to be given as to whether these applications are in accordance with the Development Brief for the site and whether the applicant has addressed the reasons for refusal which were attached to applications which were considered by Macclesfield Borough Council on 26.01.09.
- Whether the principle of a D1 use is acceptable for this building and if so, whether the design and scale of the proposed extension is appropriate having regard to the fact that the building is of historic merit
- Whether the proposal would result in any adverse impact on protected species and if so, whether adequate mitigation can be provided
- Whether there are any other material considerations

REASON FOR REPORT

The application has been referred to the Strategic Planning Board as the proposal relates to the comprehensive redevelopment of the site (the site area is 3.3 hectares, including the Clocktower building).

DESCRIPTION OF SITE AND CONTEXT

The site is bounded by Cumberland Street, the main road leading into Macclesfield town centre from the west, Prestbury Road and Victoria Road, which provides the main access to the hospital. The site is within 1km of the town centre. Adjoining land uses include the Macclesfield District General Hospital, the Regency Hospital, and West Park. The residential areas surrounding the hospital site include the 18th and 19th century Prestbury Road Conservation Area.

The site is located in an inherently sustainable location in relation to the town centre, recreation facilities, community and health facilities and primary and secondary education establishments.

HISTORIC BACKGROUND

The site was developed between 1843 (on what was pasture land) to the late 20th century. The later additions (1960's onwards) are considered to have little architectural merit. Cumberland Street was constructed in the 1990's to link Chester Road and Prestbury Road.

In the 1980's the new Hospital was constructed immediately to the west of the original workhouse. This moved the centre of gravity of the hospital away from the site, which has continued to house hospital functions until approximately 18 months ago.

The Clocktower building is a Grade II Listed Building. The curtilage of the listed building can be interpreted to be the original extent of the planned workhouse development, including early buildings, boundary walls, roads and landscape.

This application is an opportunity to regenerate the site by way of a sensitive refurbishment of the Clocktower building and Building 6, whilst combining this with new development within an attractive landscaped public realm. Trees should be retained wherever possible.

The East Cheshire Trust wish to follow Department of Health advice and achieve Foundation Trust status as soon as realistically possible. To achieve this goal the Trust has to demonstrate several attributes, one of which is to demonstrate sound financial management. With this in mind, the Trust decided 2-3 years ago to sell the land, which is known locally as the 'Blue Zone'. A Planning Brief was put forward, which was given recognition by Macclesfield Borough Council in November 2007. The Trust marketed the site during the Spring of 2008 and it became evident that the bids would not clear

the debts which the hospital has accrued over time. The Trust has been working with Keyworker Homes since the summer of 2008, and held a public consultation event during the autumn and as joint applicants submitted 3 planning applications in early December 2008. All 3 applications were refused on the following grounds: -

- The scale, density and layout would result in a cramped and intrusive form of development
- Direct loss of existing trees and threat to the continued well being of existing trees, which are the subject of the Macclesfield - West Park Hospital Site Tree Preservation Order 1996 and other trees worthy of protection
- The scale of retail development was considered to jeopardise the vitality and viability of nearby retail developments.
- The development would have resulted in the unjustified demolition of buildings of architectural and historic merit (buildings 2 and 6) within the curtilage of a Grade 2 Listed Building, and would adversely affect the character, appearance and historic interest of this site and the setting of the Grade 2 Listed Building.
- The balance of uses conflicted with the aims of Macclesfield Borough Local Plan Policy C2.

Four additional applications have been submitted. One is the Listed Building Consent application for Building 6, two relate to the 'Clocktower' building, and one is the outline scheme for the redevelopment of the site. Although the applications are separate submissions, the schemes are intrinsically interlinked. From the Trusts perspective they aim to realise a financial payment as soon as possible following the granting of planning consent.

DETAILS OF PROPOSAL

This full application seeks permission for the conversion and extension of Building 6. This would involve the removal of the modern additions, which would be replaced by an extension. The use would fall within use class D1 and such uses within this class include: - clinic, health centre, crèche or gallery. The Listed Building Consent application for the alterations proposed to this building is application 09/1613M.

RELEVANT HISTORY

08/2634P - Erection of 3 storey 75 x 1 bed care home, age restricted 4 storey sheltered retirement block, with 58 apartments, with ancillary accommodation, 4 storey building including retail units & 36 apartments, 4 storey office building, 14 no three storey townhouses & associated car parking, access roads and open space; and additional hospital parking deck (Outline Planning) - Refused 09.02.09

08/2722P - Change of use to Grade II Listed Clocktower building to provide 44 keyworker apartments, coffee shop, gym, laundry & ancillary accommodation, car parking & associated works, proposed demolition of

curtilage buildings (2,6 & 9) to enable mixed use (Listed Building Consent) – Refused 09.02.09

08/2621P - Change of use and alterations to Grade II Listed Clocktower building (including partial demolition) to provide 44 keyworker apartments, 182 sq m coffee shop, 167 sq m gym, 24 sq m laundry & other ancillary accommodation, associated car parking and external site works (Full Planning) – Refused 09.02.09

There have been numerous other applications relating to the hospital use of the site, none of which are directly relevant to this application.

The site on Prestbury Road was undeveloped pastureland, until it was purchased for the construction of the New Union Workhouse. Construction started in 1843 and the buildings were completed in 1845. In the period between 1843 and 1871 further buildings were added in a similar architectural style but these are outside the site. In 1929 the Macclesfield Union Workhouse came under control of the newly established Public Assistance Authority. It later became Macclesfield General Hospital, West Park Branch. During the mid-to-late 20th century new buildings and extensions were constructed. The earliest of these buildings, built in the 1960's and 70's, are typically one or two storey, framed, system buildings common for the period. Some are freestanding; others are connected to the historic building by enclosed corridors, or built as extensions to the earlier buildings. Whilst these more recent additions have served an important practical function in providing health services, they are not fit for purpose for the future health service, and are not considered to have architectural or historic merit. They detract from the character and appearance of the historic buildings. Cumberland Street was constructed in the 1990's to link Chester Road and Prestbury Road.

In the 1980's the new Hospital was constructed immediately to the west of the original workhouse and hospital buildings. This moved the centre of gravity of the hospital away from the site that, nevertheless, has continued to house hospital functions until now.

POLICIES

Regional Spatial Strategy

DP2, DP3, DP5, DP6, DP7, RT2, EM1, EM18

Local Plan Policy

BE1, BE2, BE3, BE15 - BE19, T1, C2, DC1-DC6 and DC8.

Other Material Considerations

National Planning Guidance in the form of: -
PPS1: Delivering Sustainable Development
PPG15: Planning and the Historic Environment
PPS9: Biodiversity and Geological Conservation
PPG13: Transport

Circulars of most relevance include: ODPM 06/2005 Biodiversity and Geological Conservation; ODPM 05/2005 Planning Obligations; and 11/95 The use of Conditions in Planning Permissions.

Relevant legislation also includes the EC Habitats Directive and the Conservation (Natural Habitats &c.) Regulations 1994.

In addition, the Supplementary Planning Guidance documents relating to Section 106 Agreements and the 'Blue Zone Planning Brief' is of particular relevance.

CONSULTATIONS (External to Planning)

United Utilities : No objection to the proposal providing that if possible, the site should be drained on a separate system, with foul drainage only connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public sewerage system United Utilities may require the flow to be attenuated to a maximum discharge rate determined by United Utilities. It will be necessary to provide pumps and storage for those buildings above two storeys' high to ensure an adequate supply of water.

The Environment Agency comment that a flood risk assessment has been previously agreed for the site. Therefore, no objections are made to this scheme.

English Heritage comment that their specialist staff do not wish to offer any comments in relation to this application. It is recommended that the application be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice.

Contamination Land Officer: No objection to the application. The site is currently a hospital and so there is the potential for contamination of the site and the wider environment to have occurred. The application includes new residential properties, which are a sensitive end use that could be affected by any contamination present. The report submitted in support of the planning application recommends that further site investigations be carried out. It is therefore suggested that a report is submitted which requires an assessment to be made of the actual/potential contamination risks on the site. If contaminants are found then a remediation statement will be required followed by a site Completion Report that details the conclusions and actions taken at each stage.

The application area has a history of use as a hospital, which may have included the use and storage/disposal of radioactive material, and therefore radioactive materials may affect the land. A radiological survey report will be required to assess the actual/potential radiological contamination risks at the

site. This may be followed by a Radiological Remediation Statement, which if approved shall be carried out.

Environmental Health Officer: No objection to this application, however concerns are raised in relation to amenity caused by noise, in particular: -

- Noise generated during the demolition and construction phase of the development
- Noise from fixed plant and equipment on the site affecting surrounding future residents
- Impact of road traffic noise on the development

It is acknowledged that in any development of this scale, there is potential for a deterioration in local air quality caused by road traffic, generated both as a result of the development and changes to traffic on patterns resulting in increased congestion phase of the development.

In addition, there is potential for dust generation during the demolition and construction phase of the development.

In order to mitigate these concerns and safeguard the amenity of existing and future occupants it is recommended that a condition requiring an Environmental Management Plan be submitted prior to the development commencing and its recommendations implemented during the construction phase. Conditions relating to the locations of fixed plant and equipment, to control deliveries and to control the hours of use of non-residential uses should be attached.

The Highways Engineer raises no objections to this proposal. It is considered that the proposed D1 use will not result in a significant traffic addition to the Prestbury Road/Cumberland Street roundabout. The parking provision (22 spaces) should be adjusted to reflect current maximum standards. There is a necessity to incorporate the proposed D1 use into the travel plan for the whole site. A phasing strategy and parking plan will be required to ensure that the development integrates successfully with the other redevelopment proposals for the Blue Zone and guarantee that the access road is in place before the building is first occupied.

Comments are awaited from the Cheshire Constabulary, and Leisure Services. These will be provided in the form of an update report.

OTHER REPRESENTATIONS

No letters of representation have been received at the time of report preparation.

APPLICANT'S SUPPORTING INFORMATION

Various supporting information has been submitted to accompany the applications for the future development of this site. These include: -

- Planning Policy Statement

- Design and Access Statement
- Heritage Impact Statement
- Flood Risk and Surface Water Assessment
- Geo-Environmental Interpretative Report
- Building Surveys
- Asbestos Reports
- Transport Assessments
- Tree Surveys and Arboricultural Assessments
- Ecological Reports
- Air Quality Assessments
- Noise Quality Assessments

All of these documents are available in full on the planning file and Council's website.

In addition, there is a letter from the East Cheshire NHS Trust, which is available for inspection on the application file. This letter states that the East Cheshire NHS Trust has been working to remove its historic debt. A key element of the financial strategy remains the sale of the land. If this were not successful the Trust would need to find other ways of repaying the debt, which would have to be generated through additional efficiency savings with the Trust. The Trust has responded to comments made by Councillors and the public during the original submission which has led to changes to the plans. These changes have reduced the value of the land significantly, but the Trust remain confident that the scheme will deliver a sustainable development for the town and its residents. The reduced sale proceeds enable financial recovery for the Trust although further impositions such as Section 106 costs will further challenge that recovery. It is hoped that Cheshire East will see the benefit of the plans in terms of an asset to the community and also in terms of sustaining clinical services in Macclesfield for the public.

A letter has been submitted by Keyworker Homes (the developer), which explains that since the previous refusal, the applicants and their advisors have sought to address the areas of concern which were publicly expressed regarding the previous scheme. This has resulted in a scheme which will provide a viable solution to the re-use of the visually important buildings on site and create a development which generates enough land value for the East Cheshire NHS Trust to realise its aspirations for the future of health care provision in the town.

A copy of the exhibition boards from a 4-day public exhibition illustrate that significant changes have been made to the scheme. Further comments from the exhibition have informed the application, especially in relation to the position and form of housing on Victoria Road.

The scheme would see the retention and enhancement of the site's historic buildings of merit. The setting would be enhanced through the retention of more of the trees which would provide visual amenity and the addition of suitably designed buildings.

It is important to note that the scheme stands or falls as a whole and any further significant changes to any of the constituent elements may threaten the overall viability of the scheme.

OFFICER APPRAISAL

Principle of Development

This is a full planning application for the conversion of Building 6 into a D1 use. It is considered in principle that the nature of the development proposed, within the context of its surroundings would raise no strategic issues in planning terms.

As the buildings on the site remain largely complete, it is considered that the curtilage buildings, although not listed in their own right, are of particular interest and historic core value. They therefore constitute a legitimate and fundamental site constraint. Under the previously refused applications, Building 6 was proposed to be demolished. Therefore, the fact that the building is to be retained and reused is greatly welcomed.

Although permission is sought for a D1 use, it is understood that the applicants have attracted interest for the site from a day nursery (which is a permitted use within the D1 category).

The main principles of the development are considered under the heading 'Principle of Development' under application 09/1300M, reported elsewhere on this agenda.

Policy

The most relevant policies in the Local Plan relate to Built Environment Policies (BE18 and BE19), Transport Policies, Playgroups and Nurseries (Policy DC45) and Policy C2, the latter of which sets out the criteria for all proposals that fall within the Hospital site. Where appropriate these criteria will be referred to under the subject headings in this report. Policy C2 states that the site is "allocated for health purposes and planning permission will normally be granted for health and related developments". Any development for land uses outside of this designation would need to be fully justified. It is considered that the re-use proposed within Building 6 to provide a D1 use would be acceptable.

Design / impact on the listed building

Building 6 was an original building on the site, dating back to 1843. It is regarded to be an attractive building, although there is a lean-to addition to the rear, which is not particularly sensitive to the original building. The historic value as part of the original complex and architectural contribution to it is clear and the building is convertible.

Comments are awaited from the Conservation Officer at the time of report preparation, in relation to the proposed conversion, extension and external alterations proposed to the building. The proposal includes the demolition of the southern, single storey additions to the building, which would be replaced by a single storey extension with a roof terrace above. The extension would measure approximately 13m by 30m. The proposed shows that materials for the extension would be stone, with rendered panels and large areas of glazing. Other alterations to the building include some changes to some of the window and door openings. The Conservation Officer has had many discussions and site visits with the developer since the refusal of the applications in January 2009, in order to consider the alternative options for Building 6. It is understood that the Conservation Officer has concerns with the elevations treatment of the extension, however it is hoped that this can be addressed by the architect prior to the application being determined. Further comments will follow from the Conservation Officer in due course.

Impact on neighbouring buildings

It is considered that the relationship between Building 6 and the neighbouring residential properties will be on balance acceptable.

LANDSCAPING AND TREE IMPLICATIONS

The Landscape Officer raises concern about the proposed mesh boundary fencing for this plot. The potential site user (a day nursery) has specific requirements, however, the Landscape Officer has asked the landscape consultant to give this further consideration because it will define the curtilage of the listed building and it is a very prominent location at the main entrance to the Blue Zone development.

In addition, the Landscape Officer has requested that the landscape consultant reconsiders the route of the “green pedestrian link” between the clock tower and West Park which currently passes through the car park of this plot, which is not ideal.

The landscape proposals should include large tree species around the main entrance and along the main site access road.

If the application is approved the conditions should be attached in relation to the provision of hard and soft landscape details, boundary treatment, implementation and landscape management arrangements.

Although no comments have yet been received from the Arboricultural Officer, it is understood that the Arboricultural Officer has had several meetings with the developer and the arboricultural consultant prior to the applications for the Blue Zone being submitted, in an effort to resolve tree related issues. It is expected that the Arboricultural Officer will comment further on the proposed

extension, access and parking areas and the impact on the trees within the vicinity of the building.

NATURE CONSERVATION FEATURES AND IMPLICATIONS

The Nature Conservation Officer has provided comments with regards to this proposal. It is noted that a protected species survey was originally prepared in respect of the Blue Zone master plan and a more recent survey undertaken specifically for bats. Both surveys appear to have been undertaken to a high standard with a greater amount of survey effort being undertaken in respect of the bat survey than is usually required for planning purposes, however, this survey was however undertaken slightly late in the year.

Bats

Two species of bats have been recorded roosting within the Clocktower building. As a result of bats being present on site and the bat survey being undertaken slightly late in the year, the ecologist who undertook the survey has advised that as a precaution all buildings on site should be regarded as supporting roosting bats until further survey work has established that bats are absent. Outline mitigation proposals have been suggested based upon this 'worse case scenario' of all buildings supporting roosting bats and replacement roosts together with suitable working practices to avoid harming/killing of bats during the construction phase have been suggested.

It is the Nature Conservation Officers view that suitable outline mitigation for the potential impact of the development upon the Clocktower bat roosts has been provided, however, no details of the number, exact size, location and orientation of the replacement roosts appears to have been included with the plans. This information must be provided prior to the determination of the application to ensure that appropriate mitigation for protected species is being offered. Once this information has been provided, the Nature Conservation Officer will provide further comments.

Article 12 (1) of the EC Habitats Directive requires Member states to take requisite measures to establish a system of strict protection of certain animal species prohibiting the deterioration or destruction of breeding sites and resting places.

Regulation 3(4) of the Conservation (Natural Habitats &c.) Regulations 1994 provides that the local planning authority must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those functions.

It should be noted that since a European Protected Species has been recorded on site and is likely to be adversely affected by the proposed development, the planning authority must consider two of the three tests in respect of the Habitat Regulations, i.e. (i) that there is no satisfactory alternative and (ii) that the development is of overriding public interest. Evidence of how the LPA has considered these issues will be required by

Natural England prior to them issuing a protected species license once permission has been granted.

Current case law instructs that if it is considered clear, or very likely, that the requirements of the Directive cannot be met because there is a satisfactory alternative or because there are no conceivable “other imperative reasons of overriding public interest” then planning permission should be refused. Conversely if it seems that the requirements are likely to be met, then there would be no impediment to planning permission in this regard. If it is unclear whether the requirements would be met or not, a balanced view taking into account the particular circumstances of the application should be taken.

Alternatives

The applicants’ various statements submitted to accompany this application and the ‘Blue Zone Planning Brief’ provide a clear case for the requirements for developing the site. The benefits of the scheme have been well documented in terms of the provision of a sustainable re-use of Building 6 on the site and how this will guarantee the future protection of the Listed Building. Given the constraints on the site, it would appear that there is no alternative way of establishing a re-use of the building without having an impact on bats, should they be found present. Taking these factors into account it would be reasonable to conclude that there are no satisfactory alternatives.

Overriding public Interest

The building has been highlighted as being a building of historic merit, It is therefore important that a sensitive re-use is secured. The removal of the more modern additions and proposed extension is considered to be the only viable way of retaining the building. In addition, it is important that the development generates enough land value for the East Cheshire NHS Trust to realise its aspirations for the future of health care provision in the town.

Mitigation

In line with guidance in PPS9, appropriate mitigation and enhancement should be secured if planning permission is granted. Willingness to provide a comprehensive mitigation scheme has been provided within the applicant’s ecological survey, which essentially would incorporate replacement roosts within the application site to improve the bat habitat in this area. The Council’s Nature Conservation Officer is satisfied that there is an opportunity to provide the mitigation on the site. Details of this mitigation should however, be provided before the application is determined.

On the basis of the above it is considered reasonably likely that the requirements of the Habitats Directive would be met; Members must form a view on this issue.

Bats and Trees

The submitted bat survey submitted contains a reference to undertaking a survey of mature trees on the site. However, no results for the bat survey of the trees has been provided. Clarification has been sought as to whether any trees will be lost to this part of the development and if so whether a bat survey has been undertaken of them.

Breeding Birds

No specific survey for breeding birds has been undertaken of the hospital site, however it appears likely that breeding birds will be present, associated with both the buildings and any landscaped areas. Conditions are required to ensure that the works associated with the development are carried out sensitively during the nesting season.

Landscaping

In accordance with PPS9 developments must now aim to achieve an overall gain for nature conservation. Opportunities in respect of the hospital site are perhaps limited, however the use of appropriate native species as part of the landscaping scheme and the incorporation of features for breeding birds as required by the above condition would make a contribution towards meeting this objective.

In summary, as the buildings on the site, other than the Clocktower, are not confirmed as supporting bat roosts and are only assumed to be so, it has been recommended that a further survey is undertaken (during early July) to allow the status of bats within all of the buildings to be more accurately assessed and allow protected species interests and mitigation to be more fully considered during the determination of the application. This will be reported within an update report.

HIGHWAY AND TRANSPORT IMPLICATIONS

The Highways Engineer has provided comments in relation to this application, which should be considered in conjunction with the comments made to applications 09/1300M and 09/1296M.

It would appear that the re-use of Building 6 has not been forecast into the traffic generation and assessment of the roundabout junction. Given that currently the end user is going to be a day nursery, it is likely that the peak attraction to this building will be during the am and pm periods. Evidence has been submitted which suggests that the section of highway adjacent to the site is congested and any additional contribution by the nursery would be marginal. It is therefore considered that there would be no further benefit from undertaking further assessment work. The site could in fact become operational for hospital use which could attract traffic generation throughout the course of the day. The introduction of a nursery is likely to represent a reduction in the intensity of traffic which could occur. There are also the additional benefits in that the main vehicles that come to the site (ie parents) will not require all day parking. The level of staff vehicles can be controlled by a reduced parking level and inclusion within the travel plan.

It is noted that within the planning application there are 22 no. car parking spaces provided for the D1 use, but it is unclear as to where these spaces are allocated. Further clarification has been sought on this issue. The Highways Engineer considers that 22 no. Spaces appear to be very excessive for a nursery and this provision does not accord with the Council's Standards. The parking provision should be adjusted to reflect current maximum standards, or a reduced level to support the principles of sustainable development.

It is noted that the developer has agreed to enter into a Section 106 agreement with regards to providing funding for the development site. This will provide for a parking study of the area and a residential parking scheme. Any remaining funding will be directed towards improved cycle facilities. This matter has been addressed under the outline application 09/1300M.

An interim travel plan has been received, which was not available when the Highways Engineer provided comments for application 09/1296M, however, Building 6 is not included within it. It is therefore suggested that this building is included within the main travel plan which will be secured through condition.

Access to this site will be created through a new access road that will connect to the existing highway at the roundabout junction of Cumberland Street and Prestbury Road. The access road does not form part of this application and needs to be approved under application 09/1300M. It therefore follows that this development cannot be occupied until the access road which serves it has been created. This scheme cannot be approved unless application 09/1300M is approved first. This access road including the two turning heads when approved will require to be adopted by the Local Authority.

An overall parking management strategy will be required to prevent issues with displaced parking and to ensure the development conforms to sustainable development principles.

The private access road will require parking regulation and private enforcement to ensure that the private access roads remain clear. The private access road needs to be constructed to the Local Authority specification and the building should not be occupied until this is completed.

Cycle parking is indicated for the site, but no details are provided for how many, or where these would be sited has been provided. This can be addressed by a condition to provide appropriate facilities for the staff.

It is considered that although the boundary wall that is located adjacent to the new roundabout does not meet the appropriate standards in relation to forward visibility on entry to a roundabout, it is considered that the position of the wall is acceptable. The reason for this is to ensure that entry speeds onto the roundabout are maintained at a lower speed.

FLOOD RISK

In accordance with PPS25, a Flood Risk Assessment has been submitted as part of the application. The Environment Agency requires a preliminary risk assessment to be carried out and investigation scheme, to be followed by an options appraisal and remediation strategy. On this basis the Environment Agency raises no objections and it is considered that the proposal adequately addresses Flood Risk.

OTHER RELEVANT INFORMATION

Members of the committee visited the site on 21st July 2009.

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that the retention and conversion of Building 6 is welcomed. The proposal integrates positively with the historic setting of the site and it is thought (subject to the formal comments of the Conservation Officer) that the impact of the development on the curtilage building is acceptable. The scale of the extension is considered to be sympathetic to the local environment and streetscape, however, it is considered that the elevational treatment of the extension will require revising to ensure a satisfactory appearance from the public viewpoint. As the use of the building would fall within Class D1 of the use classes order, which is a community use, it is considered that the applicants have presented a proposal for Building 6, which reflects the Planning Brief for the Blue Zone.

SUBJECT TO

Comments are awaited from the Leisure Services Officer in relation to contributions towards open space and detailed comments are awaited from the Conservation Officer, Landscape Officer, Arboricultural Officer and Cheshire Constabulary. Further consideration of the bat survey and mitigation will be required following further comments from the Nature Conservation Officer.

HEADS OF TERMS

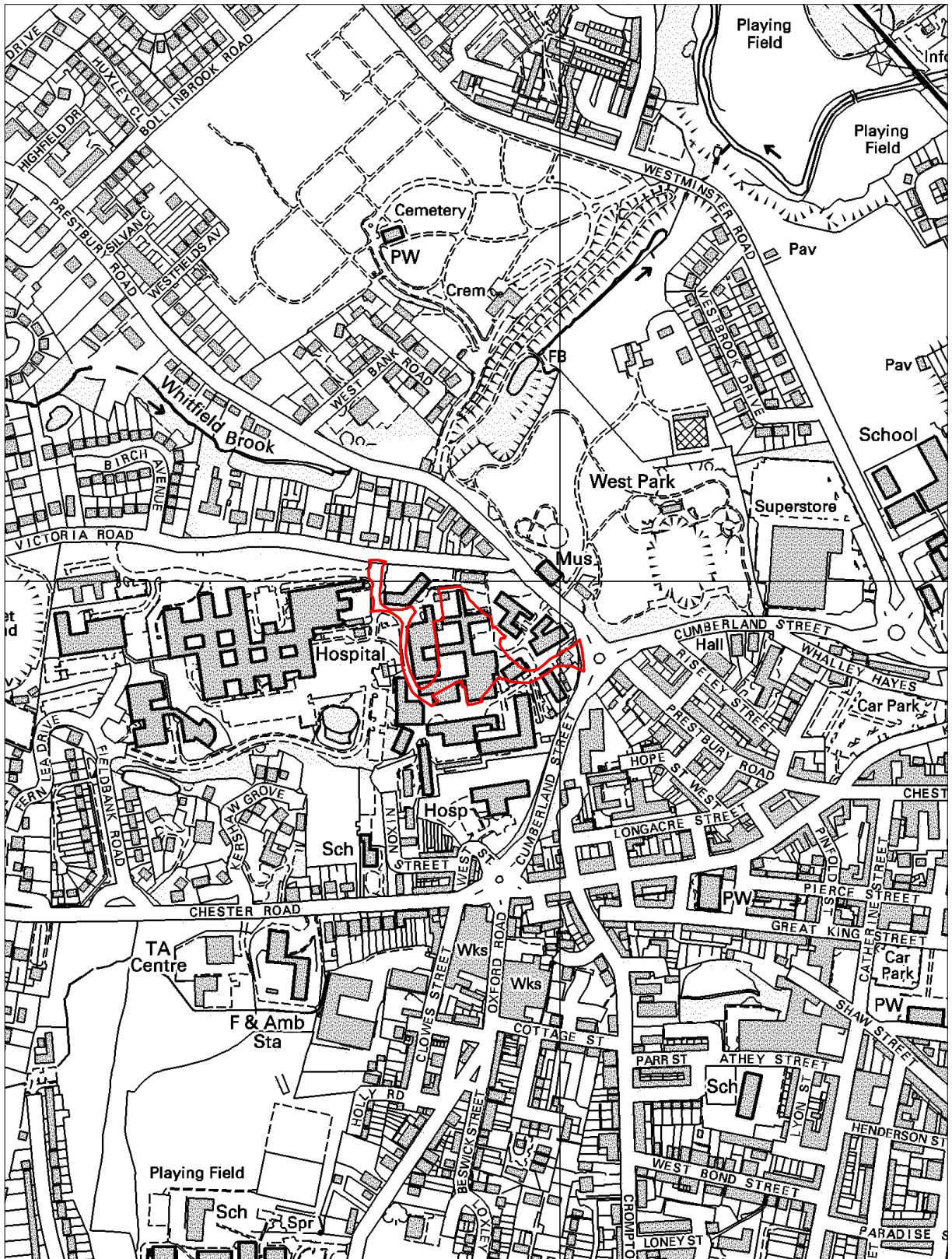
A Section 106 agreement would need to contain requirements for the following:

- The operation of a Travel Plan
- To maintain, implement and enforce the Traffic Restraint & Parking Management Policy for the Blue Zone Development.
- Monitoring costs

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. A01AP - Development in accord with approved plans
2. A03FP - Commencement of development (3 years)
3. A05EX - Details of materials to be submitted
4. A19MC - Refuse storage facilities to be approved
5. A22GR - Protection from noise during construction (hours of construction)
6. A02HA - Construction of access
7. A07HA - No gates - new access
8. A12HA - Closure of access
9. A24HA - Provision / retention of service facility
10. A26HA - Prevention of surface water flowing onto highways
11. A07HP - Drainage and surfacing of hardstanding areas
12. A10HP - Driveway surfacing - single access drive
13. A05HP - Provision of shower, changing, locker and drying facilities
14. A30HA - Protection of highway from mud and debris
15. A32HA - Submission of construction method statement
16. Requirement for a Phasing/Management Plan to be submitted
17. Incorporation of features into the scheme suitable for use by breeding birds
18. Survey required to check for nesting birds between 1st March and 31st August
19. Conservation conditions - relating to external appearance of the building
20. Compliance with bat mitigation proposals
21. Contaminated land
22. Environment Management Plan required
23. No burning of waste
24. Hours of deliveries
25. Hours of operation
26. Provision of car, cycle and motorcycle parking (scheme to be submitted)
- 27.
28. Provision of car, cycle and motorcycle parking (scheme to be submitted)
29. Parking for cars (including disabled parking and parking allocated for car-sharers), cycles (long stay and short-stay facilities) to be submitted
30. Requirement for an appropriate Traffic Restraint/Management Policy for the Blue Zone Development to prevent parking on the private access road



09/1577M

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