

Northern Planning Committee

Update

Date: Wednesday, 17th January, 2018
Time: 10.00 am
Venue: The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

The information on the following pages was received following publication of the Committee agenda.

Planning Update (Pages 3 - 4)

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APPLICATION NO: 17/3022M

LOCATION: The Towers and Progress Mill, Parsonage Street, Macclesfield.

PROPOSAL: Erection of Class A1 retail unit, car parking and servicing areas, access, landscaping and associated works including relocation of electricity sub-station and remedial works to Listed Building following demolition of existing buildings

REPRESENTATIONS

Macclesfield Town Council:

It is confirmed that Macclesfield Town Council have written in support of this application, but comment that parking in the area is already at capacity.

KEY ISSUES

Parking

With respect to parking provision, Appendix C of the Cheshire East Local Plan Strategy outlines the car parking standards for particular types of proposed development. For food retail land uses such as this, Appendix C advises that 1 space per 14 square metres of retail floor-space 'will apply where there is clear and compelling justification that it is necessary to manage the road network'.

In this case, the total retail floor area for the store will measure 1, 288 square metres in area. This would equate to a need for 92 spaces according to the car parking standards. The proposed parking provision is 88 car parking spaces split equally between the surface level car park and the undercroft car park. Whilst this would represent a shortfall of 4 car parking spaces, having regard to the highly sustainable location of the site within the Town Centre boundary and the fact that the accompanying Transport Assessment confirms that the proposed parking provision is sufficient to meet operational needs and the Council's Head of Strategic infrastructure (HSI) has not objected to the application, the level of proposed parking provision is deemed to be acceptable.

Listed Buildings

The application proposes some remedial works to the property referred to as 'Paradise Mill', which fronts Park lane to the west of the site. Paradise Mill backs onto the application site and partly adjoins the existing 'Arthur Elkin' workshops (which are also referred to as 'Progress Mill'). Arthur Elkin / Progress Mill' will be demolished as part of the proposals and will require some remedial works to 'make-good' parts of Paradise Mill where it attaches.

The existing Art Deco building which adjoins the site to the west and adjoins the southern side of Paradise Mill is not nationally listed, is outside of the application site and is not the subject of any alterations as part of this application.

RECOMMENDATION

Approve subject to the conditions outlined on page 31 of the agenda reports pack.