

Northern Planning Committee

Agenda

Date: Wednesday, 2nd October, 2024
Time: 10.00 am
Venue: Council Chamber - Town Hall, Macclesfield, SK10 1EA

Members of the public are requested to check the Council's website the week the Northern Planning Committee meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and in the report.

It should be noted that Part 1 items of Cheshire East Council decision-making meetings are audio recorded and the recordings are uploaded to the Council's website.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**

To receive any apologies for absence.

2. **Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary interests, other registerable interests, and non-registerable interests in any item on the agenda and for Members to declare if they have a pre-determination in respect of any item on the agenda.

3. **Minutes of the Previous Meeting** (Pages 3 - 8)

To approve the Minutes of the meeting held on 21st August 2024 as a correct record.

Please Contact: Gaynor Hawthornthwaite
E-Mail: gaynor.hawthornthwaite@cheshireeast.gov.uk with any apologies or request for further information
Speakingatplanning@cheshireeast.gov.uk to arrange to speak at the meeting

4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Planning Committee
- The relevant Town/Parish Council

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the planning committee and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **24/1544M - Mac Multi Activity Centre, Goodall Street, Macclesfield SK11 7BD: Demolition of existing buildings and the construction of a care home (Class C2), with associated parking, landscaping, and infrastructure for Rigby, Cairnwell Developments** (Pages 9 - 40)

To consider the above planning application.

6. **23/0657M - Wilmslow Police Station, Hawthorn Street, Wilmslow, SK9 5HQ: Erection of Retirement Living housing (Category II type accommodation), communal facilities, landscaping and car parking following the demolition of the existing building for Chris McCarthy & Stone Retirement Lifestyles Ltd** (Pages 41 - 86)

To consider the above planning application.

7. **24/0962M - Oaklands, Wilmslow Road, Alderley Edge SK9 7QW: Detailed planning application for the demolition of the existing dwellings and the construction of 14 no. apartments with associated access, parking, landscaping and infrastructure for Mr Brian Spencer, North East Cheshire Developments Ltd** (Pages 87 - 118)

To consider the above planning application.

Membership: Councillors M Beanland, T Dean, D Edwardes, K Edwards, A Harrison, S Holland, T Jackson, D Jefferay (Chair), N Mannion, J Smith, J Snowball and F Wilson (Vice-Chair)

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 21st August, 2024 in the The Capesthorpe Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor D Jefferay (Chair)
Councillor F Wilson (Vice-Chair)

Councillors M Beanland, T Dean, D Edwardes, K Edwards, A Harrison,
S Holland, T Jackson, N Mannion, J Smith and J Snowball

OFFICERS IN ATTENDANCE

- Robert Law, Principal Planning Officer
- Sarah Bartoli, Senior Planning Officer
- Nicky Folan, Planning Solicitor
- Neil Jones, Principal Development Officer
- Emma Hood, Senior Arboricultural Officer
- Sam Jones, Democratic Services Officer

1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness, Councillor D Edwardes declared that as there could be a perception of bias on his part, in respect of application 24/2021M, he would leave the meeting for the duration of that item.

Councillor D Jefferay declared that, on behalf of the Committee, the applicant for application 24/1796C was a Cheshire East Councillor who was known to Members.

3 MINUTES OF THE PREVIOUS MEETING

That the minutes of the previous meeting held on 10th April 2024 be approved as a correct record and signed by the Chair.

4 PUBLIC SPEAKING

That the public speaking procedure be noted.

5 **23/4111M - AGDEN BROOK FARM, LYMM ROAD, AGDEN, CHESHIRE, WA14 4TE: CHANGE OF USE OF EXISTING AGRICULTURAL BUILDINGS TO EMPLOYMENT USES, INCLUDING THE DEMOLITION OF ONE BUILDING FOR MR FRANK COOKSON**

Consideration was given to the above application.

(Mr Eoin McLoone (Supporter) and Mr Ben Kettle (Agent) attended the meeting and spoke in respect of the application).

RESOLVED:

That contrary to Officers' recommendation, the application be APPROVED, for the following reasons:

The proposal is inappropriate development within the Green Belt. However, the Northern Planning Committee considered that there are very special circumstances which outweigh the conflict with policy and any additional harm by reason of:

- The proposal would facilitate the retention, maintenance, and reuse of the existing buildings.
- The proposal would retain the existing 15 employees on the site and would enable additional rural employment opportunities.
- The proposal would comprise of a diversification of the existing farm business.
- The openness of the Green Belt would be maintained, and the removal of a building would improve openness.

The proposal is considered to comply with the relevant policies of the Development Plan including PG3, PG6 of the CELPS and RUR10 of the SADPD. Impacts on character and appearance are acceptable and the impact on residential amenity could be controlled by condition.

And subject to the following conditions:

1. Standard 3-year time limit
2. Accordance with approved plans
3. Materials to be submitted, approved and implemented
4. Visibility splays and access to be provided under a s278 agreement prior to first occupation and kept clear of obstructions.
5. Travel Plan to be submitted and approved prior to the first occupation
6. Electric Vehicle Charging Infrastructure Plan to be submitted, approved and implemented prior to first occupation
7. Cycle Storage Plan to be submitted, approved and implemented prior to first occupation
8. Parking to be provided in accordance with the approved plans prior to first occupation and retained thereafter

9. Hours of use / deliveries restricted to between the hours of 08:00 – 18:00 Monday – Friday and 09:00 – 16:00 on Saturdays with no working on Sundays and /or public holidays
10. Biodiversity Net Gain Plan to submitted, approved and implemented
11. Updated landscaping scheme to be submitted to show additional landscaping to the western boundary
12. Implementation of approved landscaping scheme
13. No external storage outside of the building to be permitted.
14. Contaminated land investigations submitted, approved and implemented prior to commencement
15. Verification of contaminated land prior to fist occupation
16. Details of any unsuspected contamination found during development to be submitted and approved.
17. Development hereby permitted restricted to Use Classes E(g)(ii) - Research and development of products or processes E(g)(iii) - Industrial processes B2 - General industrial - Use for industrial process other than one falling within class E(g) (previously class B1) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)

The Committee adjourned for a short break.

6 24/1796C - FARRIERS COTTAGE, MOSS END LANE, SMALLWOOD, CHESHIRE, CW11 2XQ: CONVERSION OF EXISTING BUILDING TO ONE RESIDENTIAL DWELLING FOR J & E WRAY

Consideration was given to the above application.

RESOLVED:

That, for the reasons set out in the report, the application be APPROVED, subject to the following conditions:

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Removal of Permitted Development Rights for extensions, outbuildings and walls/fences
5. Landscaping Scheme to be submitted
6. Landscaping Scheme to be implemented
7. Actions in evet of any unidentified contamination being identified

7 24/2021M - 1, ARBOUR CRESCENT, MACCLESFIELD, SK10 2JB: 2 STOREY SIDE EXTENSION WITH SINGLE STOREY REAR EXTENSION TO PROVIDE ADDITIONAL LIVING ACCOMMODATION FOR MR MATTHEW GUTTMANN

(Prior to consideration of this application, Councillor D Edwardes, as stated in the Declarations of Interest/Pre Determination, left the meeting and returned following consideration of the application).

Consideration was given to the above application.

(Mr Matthew Guttman (Applicant) attended the meeting and spoke in respect of the application).

RESOLVED:

That, for the reasons set out in the report, the application be APPROVED, subject to the following conditions:

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Prevention of use of flat roof as balcony

8 CHESHIRE EAST BOROUGH COUNCIL (MACCLESFIELD - 1 KERSHAW GROVE) TREE PRESERVATION ORDER 2024

(Mr Allen Watts (Applicant) attended the meeting and spoke in respect of the Tree Preservation Order).

The Committee considered the report on the background and issues surrounding the making of a Tree Preservation Order on 27th March 2024 at 1 Kershaw Grove, Macclesfield and the considered representations made to the Council with regard to the content of the Tree Preservation Order.

RESOLVED:

That the Tree Preservation Order at 1 Kershaw Grove, Macclesfield be CONFIRMED with no modifications.

During consideration of this item Councillor N Mannion declared that, in relation to Item 8, he used to live in the vicinity of the area.

(Prior to consideration of the following item, Councillor Dean left the meeting and did not return)

9 **PLANNING ENFORCEMENT PERFORMANCE UPDATE**

The Committee considered the report on the performance of planning enforcement during the last quarter of 2022/2023 and the year of 2023/2024.

RESOLVED:

That the report be noted.

(During consideration of this item Councillor Smith left the meeting and did not return.)

The meeting commenced at 10.00 am and concluded at 1.05 pm

Councillor D Jefferay (Chair)

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Application No: 24/1544M

Location: Mac Multi Activity Centre, GOODALL STREET, MACCLESFIELD, CHESHIRE, SK11 7BD

Proposal: Demolition of existing buildings and the construction of a care home (Class C2), with associated parking, landscaping, and infrastructure

Applicant: Rigby, Cairnwell Developments

Expiry Date: 04-Oct-2024

Summary

The proposals would create 2403sqm of gross new internal C2 Residential Institutions floorspace across 35no. bedrooms brought forward by Exemplar Health Care. 24no. parking spaces and associated bike stores, sheds, external plant equipment and external amenity bays with access are also proposed. The proposals are said once fully operational to provide up to 100no. jobs, with 35no. employees on site to attend to 35no. residents at any one time.

The principle of development concerning loss of a long-term vacant community and leisure facility is considered to be acceptable, as is the erection of a specialist care home facility within Macclesfield Principal Town settlement boundary where new residential developments are targeted towards. No concern is raised with regard to the level of car parking, the vehicular access, nature conservation and biodiversity gains, architectural design and materials palette as proposed.

Notwithstanding this, it is considered that the proposals represent overdevelopment of a constrained site surrounded by existing dense mixed-use forms. The ratio of built form/hard landscaping to external amenity space does not reflect the immediate area, nor what would be expected in of terms of adequate levels of outside space/gardens to serve residents and visitors for a three-storey development of this size and intensity. The site layout fails to provide an ambulance/delivery/collection bay in an appropriate location to serve the development as required under HOU2 of the SADPD. The three-storey scale and bulk of the building, closer to eastern boundaries than existing buildings does not meet spatial distance standards for new development relating to existing development. It is considered that the development will result in detrimental impacts on residential amenity due to overbearing development, loss of privacy and sunlight to rear external amenity spaces and habitable rooms particularly to those on Swettenham Street and Pearson Street due to the height, volume, scale, siting and orientation of the proposals. Additionally, there is insufficient information relating to the impacts of development on off-site trees within neighbouring residential gardens to the north-east. Whilst a specialist care home facility within a settlement boundary is welcomed, as the Council can presently demonstrate a housing land supply of which C2 uses form a part of this supply, it is not considered that the nominal contribution as a windfall site outweighs the other policy conflicts as identified.

The proposals are therefore recommended for refusal as the development fails to comply with local and national planning policies and guidance concerning: design and character, trees and landscaping, residential amenity and highways arrangements.

Summary Recommendation

Refuse

REASON FOR REFERRAL

This application is referred to the Northern Planning Committee as it both meets the automatic call-in for applications for Small Scale Major Development for residential developments of 20-199 dwellings or between 1 and 4ha and also following successful call-in of the application by Councillor Warren. Councillor Warren sought the call-in for the following reasons *'The proposal is too close to existing properties and their small gardens, over development of the site and loss of visual amenity'*.

DESCRIPTION OF SITE AND CONTEXT

The site comprises a vacant detached building last formerly used as an activity centre for children/parties which is said to have ceased in May 2018. The building is a detached unit constructed from red brick and metal profile sheeting sandwiched between recently developed housing/work units to the west. There is a large amount of tarmac hardstanding surrounding the site. The gross internal floorspace is stated as 1477sqm. The site is largely flat. There are 17no. existing parking spaces. There are trees to the eastern boundaries of the site. The on-site pre-development biodiversity value was calculated as 0.35ha. The site is bound to the north by Swettenham Street and to the west by Goodall Street where the existing access is taken. Goodall Street is a 30mph dual flow, single lane highway with pedestrian pavements either side and with uncontrolled on-street parking. Swettenham Street (section to north of site) is a single lane highway with no pedestrian pavements utilised more as a service/access road.

The site is situated in a mixed-use area though predominantly surrounded by residential dwellings to the north, east and south. To the north is public house called The Wharf. To the south are residential properties on Jodrell Street and Pearson Street. To the west are a variety of employment/commercial enterprises and vehicle repair shops. Anderson House and Hardern House are recently completed offices and assisted living to the west in split massing form of two and three storeys finished in contemporary style of black/grey cladding, buff yellow mixed blend brick and matching grey fenestration. To the west is the Bollington Brewery tap house and distillery. Further to the east is the Macclesfield Canal and its Conservation Area. Neighbouring industrial buildings are generally two storeys and completed in a mixture of modern warehouse style or red brick 19th century warehouse building aesthetic. Residential developments are predominantly two storey in scale, semi-detached or terraced in nature and of typical generic material palettes of red brick, feature render, slate or tile roof and upvc fenestration. There is no overarching architectural theme to the area due to the sporadic infilling of the immediate locality over time and transition from industrial/commercial units to the west and more residential properties to north, east and south.

DESCRIPTION OF PROPOSAL

The proposed development description is *'Demolition of existing buildings and the construction of a care home (Class C2), with associated parking, landscaping, and infrastructure'*.

The proposals would create 2403sqm of gross new internal C2 Residential Institutions floorspace across 35no. rooms. The proposals are brought forward as a specialist care home facility by Cairnwell Developments the development arm of Exemplar Health Care described in the submission as a national provider and operator of specialist care homes for those with acute care needs. The acute care needs covered are stated as: adults of all ages living with complex mental health needs, dementia, neuro-disabilities including brain injuries, Huntingtons disease, severe Autism, Parkinsons disease and physical disabilities including cerebral palsy, spinal injuries and musculoskeletal disorders. A letter supporting the application states 12no. full-time jobs will be created covering management and Head of Department jobs and up to 100no. job positions once fully at capacity though initially 40no. positions will be created mostly in nursing and health care assistant positions. It is stated 50% of the nursing and health care assistant positions will be full-time and the rest part-time. It is stated that nursing and health care staff will be on 2no. 12-hour shifts from 8am to 8pm and from 8pm to 8am with some other staff working 'typical business hours' and that management and head of department staff are on 9am-5pm shifts. It is stated that when the home is at full capacity there will be 35no. colleagues on site during the day and 22no. colleagues during the night. The employment created will be in nursing, care, admin, management and maintenance positions. The building is proposed as a three storey, detached block in a gable and valley style with grey picture framing and flat roof dormer features.

Internally the following accommodation is proposed:

Ground floor – 2no. offices; various stores; drugs and nurses rooms; plant; various w/c's; quiet lounge; lounge; dining room; hub; 2no. lifts and 11no. bedrooms.

First floor – kitchen; guest bedroom; 12no. bedrooms; lounge; quiet lounge; dining room; various w/c's; changing area; sluice; hair and beauty room; drugs room; consult room and nurses room.

Second floor – staff room; changing rooms training room; nurse manager office; drugs room; nurses room; sluice; laundry and ironing room; various w/c's; quiet lounge; 2no. dayspace rooms and 12no. bedrooms.

The application form indicates that external facing materials are stated as red and blue brick and wood panelling to walls, dark grey cladding panels to walls, grey framed upvc windows and doors and grey tiles to the roof. A new access road into the site from Goodall Street is to be created. 24no. parking spaces are proposed including 2no. disabled parking spaces. 2no. Sheffield Toast Rack cycle stands are proposed to the frontage alongside 4no. other Sheffield racks to the south. A staff smoking shelter, garden shed, refuse store and external plant area are also proposed throughout the site though elevational details of these are not provided. It is proposed that photovoltaic panels will be installed to the southern roof area and heating will be via air source heat pumps. It is proposed that surface water will be drained via a sustainable drainage system and foul water will be disposed of via mains sewer. A general landscaping plan indicates various kitchen garden, seating, raised beds, hardstanding and fencing. It is stated there will be a biodiversity net gain of 69%.

A pre-application enquiry was not made prior to the submission of this application for the proposed major development.

RELEVANT PLANNING HISTORY

Application Site

20/4698M – Full planning application for demolition of existing structures and construction of dwellinghouses and a building providing residential apartments (Use Class C3) with associated car parking, landscaping and access. – finally disposed of – 11th October 2023

15/3499D - Discharge of Condition 6 on (14/2295M)Change of use to Community Activity and Climbing Centre. Glazed frontage behind roller shutter – approved – 24th February 2017

14/2295M - Change of use to Community Activity and Climbing Centre. Glazed frontage behind roller shutter – approved with conditions – 1st August 2014

47865P – single storey extension and change of use to sewing unit – approved – 28th January 1987

Site to the west – partially built out

23/4516D - Discharge of conditions 4-8, 11 and 14 on application 23/1276M - Proposals for a mixed-use development comprising assisted care living (Class Use C2) and residential accommodation (Class Use C3) with associated parking and landscaping – part approved/part refused – 3rd April 2024

23/1276M – proposals for a mixed use development comprising assisted care living (class Use C2) and residential accommodation (Class Use C3) with associated parking and landscaping – approved with conditions – 2nd October 2023

22/3039M – Variation of condition 2 - approved plans on approved application 17/6028M – approved with conditions – 21st March 2023

21/0949D - Discharge of conditions 3, 4, 5, 6, 7 , 8 & 11 on approval 17/6028M – approved with conditions – 24th May 2022

17/6028M – proposals for a mixed-use development comprising offices, assisted care living and residential – approved with conditions – 15th May 2018

POLICIES

Cheshire East Local Plan Strategy (CELPS) 2017

MP1 Presumption in Favour of Sustainable Development

PG1 Overall Development Strategy

PG2 Settlement Hierarchy

PG7 Spatial Distribution of Development

SD1 Sustainable Development in Cheshire East

SD2 Sustainable Development Principles

IN1 Infrastructure

IN2 Developer Contributions

SC1 Leisure and Recreation
SC3 Health and Well-being
SC4 Residential Mix
SE1 Design
SE2 Efficient Use of Land
SE3 Biodiversity and Geodiversity
SE4 The Landscape
SE5 Trees, Hedgerows and Woodland
SE8 Renewable and Low Carbon Energy
SE9 Energy Efficient Development
SE12 Pollution, Land Contamination and Land Instability
SE13 Flood Risk and Water Management
CO1 Sustainable Travel and Transport
CO4 Travel Plans and Transport Assessments
Appendix C Parking Standards

Site Allocations and Development Policies Document (SADPD) 2022

PG9 Settlement Boundaries
GEN1 Design principles
ENV1 Ecological network
ENV2 Ecological implementation
ENV5 Landscaping
ENV6 Trees, hedgerows and woodland implementation
ENV7 Climate Change
ENV12 Air quality
ENV14 Light pollution
ENV15 New development and existing uses
ENV16 Surface water management and flood risk
ENV17 Protecting water resources
HOU2 Specialist housing provision
HOU8 Space, accessibility and wheelchair housing standards
HOU10 Backland development
HOU11 Extension and alterations
HOU12 Amenity
HOU13 Residential standards
HOU14 Housing density
HOU16 Small and medium sized sites
INF1 Cycleways, bridleways and footpaths
INF3 Highways safety and access
INF9 Utilities
REC1 Open space protection
REC2 Indoor sport and recreation implementation
REC3 Open space implementation
REC5 Community facilities

Other material policy considerations

National Planning Policy Framework 2023 (NPPF)
National Planning Practice Guidance
SuDS SPD

Environmental Protection SPD
Ecology and Biodiversity Net Gain SPD
Developer Contributions SPD
Cheshire East Design Guide SPD
Housing SPD
Housing Strategy 2013-2023
Vulnerable and Older Persons' Housing Strategy 2020-2024
Nationally Described Spatial Standards

CONSULTATIONS (External to Planning)

Environmental Protection – object on the grounds of insufficient information regarding impact of the development on neighbouring residential dwellings regarding noise and cooking odours with regards to plant, equipment etc. relating to the kitchens proposed to serve the development.

Otherwise recommend conditions and informatives relating to noise, disturbance air quality and contaminated land.

Head of Strategic Transport – no objection to parking levels or use of existing access though asked for revised plan to secure an ambulances drop off, spaces for doctors etc.

Canal and River Trust – made an observation with regards to their freehold of Macclesfield Marina to the east; seeks the Conservation Officer is consulted with regards to impact of development on the Conservation Area; that full drainage details are conditioned to ensure no negative impacts or drainage into the canal network; seek that the Trust are consulted when any Phase 2 contaminated land assessment is submitted to safeguard canal from contamination; seek submission of noise assessment to inform design/layout of the scheme and whether mitigation is required.

Raised no objection following receipt of additional drainage information as the canal is not impacted due to the mains discharge.

Confirmed no objections subject to conditions regarding the Noise Impacts concerning future occupations and surrounding areas.

ANSA Greenspace Officer – no objections or seeking of planning obligations/developer contributions – whilst development triggers requirement for open space facilities as per SE6 of the CELPS the particular type of residents means this would not fairly and reasonably apply and as such contributions are not requested.

Cheshire Fire and Rescue – made comments recommending inclusion of sprinklers to consider/reduce risks to: business continuity; sustainability; environmental impact; risk to fire fighters; risk to occupants and impacts on the wider community.

Network Rail – no objections.

Cadent Gas – no objections subject to informatives.

Lead Local Flood Authority – no objection subject to prior to commencement condition seeking submission of foul and surface drainage strategy with sufficient infiltration testing, confirmation of attenuation tank, flow rates and hydraulic modelling durations.

United Utilities – no objection subject to condition: drainage implemented in accordance with Foul and Surface Water Drainage Design drawing as submitted dated 15th March 2024 and implementation on prior to occupation basis.

Strategic Housing – no objection. Sought confirmation of this from Adult Social Care Officer.

Adult Social Care – consulted however no comments were returned at time of report.

Designing Out Crime Officer – no objections subject to additional details/ conditions to secure: secure gates/fencing at the site entrance to protect parking areas with CCTV or pin code access to prevent mis-use of car parking; re-consideration of close boarded fencing to parking areas 3-12 to allow for better natural surveillance instead using 1.8 bow top railings; exterior lighting plan submission; CCTV scheme externally and internally; refuse areas must be secured to reduce issues such as bin diving, dumping and arson and gates to garden areas should be lockable for security reasons.

Macclesfield Town Council – support the proposals and feel it is a good location.

REPRESENTATIONS

Macclesfield Civic Society – made observations as follows:

- New development of care home would fit in with the mixed character of the locality and be a welcome addition to social care provision in the town.
- The design and external appearance are well thought out.
- The development may result in less impact on the area due to traffic generation or disturbance due to the nature of care to be provided.
- Parking areas and manoeuvring areas are proposed back onto rear external amenity areas of existing residential development on Jodrell Street and Goodall Street which may lead to disturbance from light and noise, though perhaps dealt with by landscaping scheme submission of fencing/hard surfacing treatments.
- Insufficient provision of disabled parking spaces for size of development.
- Insufficient provision of space for ambulance or larger transit vehicle.

14no. letter from the public was received objecting to the development summarised as follows:

- Development would create additional traffic in a busy part of town before and after construction.
- The new access onto the highway has insufficient visibility and may become dangerous due to limited space on exiting highway due to on-street parking issues.
- The surrounding highway network is unsuitable for large vehicles or ambulances that may service the development due to narrow lanes and tight junctions and parked cars at Goodall Street, Brook Street and Turnock Street.
- The development would detrimentally impact residential amenity of surrounding properties due to the three-storey height, scale and siting resulting in a loss of privacy, overbearing impacts and loss of natural light/overshadowing.

- The development is not in keeping with the character and appearance of the local area in architectural style or material palette in particular black painted bricks.
- The development has insufficient on-site parking considering 100no. jobs are said to be created and as a result will harm existing on-street parking issues experienced in the immediate area.
- The application is unclear as to how many employees there will be at the site, one comment says 100no. full and part-time jobs.
- The development results in the unjustified loss of mature trees without sufficient consideration or mitigation.
- The development will result in the loss of biodiversity including common newt, great crested newt, birds and bats also due to loss of on-site trees.
- The development would detrimentally impact the setting of nearby Conservation Areas due to it being oversized and representing overdevelopment.
- The application has many errors such as comments that surrounding buildings are between 2 to 4 storeys in height when most are only 3 storeys.

3 no. letters from the public were received making observations as follows:

- Impact on residential amenity of surrounding properties from: noise from heat pumps, kitchens and air conditioning units. Mitigating acoustic fences may assist.
- Impact on residential amenity of surrounding properties from: odours from refuse and kitchens. Mitigating ozone filters for odours may assist.
- Impact of the development on parking on surrounding streets regarding parking, access and highways safety concerns.
- A new care home would fit in with mixed character of the area and social care needs of the town.
- Proximity of parking to shared boundaries may be problematic from a noise disturbance perspective.
- The number of disabled bay spaces seems rather low with no parking or areas for ambulances or larger transit vehicles.

1no. Letter from the public was received in support of the application:

- The application brings jobs and a development which will be quiet in nature once built.
- The removal of trees is concerning but may be mitigated by securing replacement planting.

OFFICER APPRAISAL

Principle of the development

The site is located within the Macclesfield Principal Town settlement boundary area. In the defined settlement boundaries is where new developments including residential uses are targeted for due to their sustainable locations relative to existing infrastructure and services. It is also where leisure, retail, commerce and employment is targeted, due to the siting close to transport and other existing infrastructure and facilities.

Concern was raised as to how much employment was to be generated at the site due to conflicting statements in the submission. This has been since clarified and is as reflected in the proposals section of this report.

The proposals would result in the loss of a vacant leisure facility, most recently used as a Children's Activity Centre. It is noted that this use ceased in around 2018 and since has sat vacant. Policy SC1 Leisure and Recreation of the CELPS seeks to protect and enhance existing leisure and recreation facilities unless a needs assessment has clearly proven them to be surplus to a local community needs or unless alternative provision of equivalent or better quality is to be made. This policy also seeks relative enhancements of such facilities will be supported and that applicable major development likely to impact such services will be expected to contribute towards them. Policy REC5 Community Facilities of the SADPD seeks that development proposals retain, enhance and maintain community facilities that make a positive contribution to the social or cultural life of a community. It notes that the particular benefits of any proposal that secures long-term retention of a community facility will be given positive weight in determining planning applications and any facility making a positive contribution to the social or cultural life of a community should be retained unless suitable alternative provision is made.

Whilst the last use was for a leisure, recreation and community purpose, this private leisure establishment has been long ceased for over 8 years, as can be evidenced from TripAdvisor reviews that stop from May 2018 onwards, it is thus not considered sensible or just to seek an assessment of need or consideration of alternative provision on this occasion regarding SC1 of the CELPS. The site is also not listed as an asset of community value or otherwise. Though the loss of any leisure, recreation and community purpose is regrettable, due to the passage of time in this instance, it is considered that there would be a negligible impact on leisure, recreation and community facilities in Macclesfield when considering the settlement and other facilities available on the whole which justifies the loss in its entirety on this occasion.

In terms of the need for a specialist care home facility in this location policy HOU2 Specialist housing provision of the SADPD is most relevant. This policy supports the delivery of specialist housing which meets an identified need that is designed to support a specific use or group intended for, this includes those for older people. The proposals would provide a rather large facility providing specialist care within a settlement boundary close to existing facilities and within a mixed-use area. The Councils current Housing Land Supply position is that the Council has deliverable supply in excess of the minimum of 5 years required under national planning policy. As a consequence of the decision by the Environment and Communities Committee on 1 July 2022, to carry out an update of the Local Plan Strategy (LPS), from 27 July (the fifth anniversary of its adoption), the borough's deliverable housing land supply is now calculated using the Council's Local Housing Need figure. The latest published assessment of deliverable housing land supply can be found in the Cheshire East Housing Monitoring Update (base date 31 March 2022) which confirms a deliverable five-year housing land supply of 11.6 years.

The proposals would provide a nominal contribution as a windfall site to the Council's demonstratable 11.2-year housing land supply of which C2 uses contribute to (bedrooms are counted as dwelling units). The proposals would also lead to job creation far exceeding those in place when the previous activity centre use was operational, again within a settlement boundary location where employment generation is targeted.

It is therefore considered that the principle of the development is acceptable.

Design, built heritage and local character

Between them the listed policies and guidance seek that new development is of an appropriate size, scale and design that is commensurate to the character of the area in which it would be situated, whilst championing higher quality design to enhance and improve the wider borough. The proposals also seek to preserve and enhance built heritage assets and landscape character.

Concern was raised during consultation at the architectural design, scale and siting of the development not being in keeping with the surrounding mixed-use area. Concern was raised that the proposals represent overdevelopment of the site in comparison to immediate form and that this may adversely impact the setting of the Conservation Area.

The application is supported by a Design and Access Statement, Energy Statement and Planning Statement alongside several drawings.

The proposed architectural design and material palette is not dissimilar to those recently implemented to immediate neighbouring developments along Goodall Street at Harden House, Anderson House and that immediately to the south. These neighbouring forms use brick, black accent panels, black/grey upvc fenestration arranged in an almost gable ended warehouse style reflecting the mixed use and semi-industrial original nature of this site and immediate area. No concern is raised as to the architectural design narrative nor indicated materials, though full details can be secured by condition. The NDSS standards for bedroom sizes appears to be met throughout the development. The development is also step free. The Conservation Officer supported the proposals not raising any concern as to impacts on the setting of nearby designated heritage assets.

Notwithstanding this, it is considered that due to the increased height, bulk and volume of built form in comparison to what is insitu and the immediate neighbouring form, represents overdevelopment and over-intensification of a heavily constrained site. The site albeit in a built-up area in comparison to that insitu and similar residential development appears overly dense. Whilst the new buildings on Goodall Street are of three storeys, as such there is some scale comparison there, when read in conjunction and in relation to the modest two storey residential properties to the north, east and south on Swettenham Street, Jodrell Street and Pearson Street will appear overly dominant, visually prominent and closer to shared boundaries. In addition, comparing the floorspace of the development with the plot size, it is clear as per ANSA Greenspace commentary that the ratio of built form to external amenity space serving a development of this size is an under-provision. The majority of external amenity areas are constrained by neighbouring development or the building planned and due to siting would likely be in shade for a large proportion of the day. The proposals lack meaningful and well-considered outdoor space. In comparison to the original submission the amended layout due to the results of the Noise Impact Assessment to provide an area for external plant has further reduced the on-site external amenity areas for residents and visitors. This external plant area albeit mitigating for noise from plant from a 3.5m timber fence, the fence in itself would also present detrimental impacts on the character and appearance of the area due to its dominating height albeit on the back street portion of Swettenham Street would be visible from within the site itself and also from Goodall Street and rears of properties on Swettenham Street. Details such as shed, planting, storage, cycle stores, retaining walls etc. are noted on the drawings provided however specific details are not yet provided, though could be controlled via planning condition.

Overall, the proposals are considered to be contrary to policies and guidance as follows concerning design and character: SD1, SD2, SE1, SE2 and SE4 of the CELPS, GEN1, ENV5, HOU2 and HOU10 of the SADPD and the CE Design Guide and Housing SPD.

Living conditions

Between them the listed policies and guidance seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality, surface water and groundwater, noise, smell, dust, vibration, soil contamination, light pollution or any other pollution which would unacceptably affect the natural and built environment, or detrimentally affect amenity or cause harm. Developers will be expected to minimise and mitigate the effects of possible pollution arising from the development itself, or as a result of the development (including additional traffic) during both the construction and the life of the development. Where adequate mitigation cannot be provided, development will not normally be permitted.

Concern was raised as to the impact on neighbouring properties amenity due to the siting and scale of the development proposed. Concern was raised that the proximity of parking spaces to the boundaries of properties on Goodall Street and Jodrell Street may result in detrimental impacts due to noise, damage and fumes from vehicle movements. Concern was also brought up regarding noise, vibration and discharge from associated plant for the development including ventilation from kitchens etc.

Policies HOU12 and HOU13 set out that sufficient spatial distances between existing development and new development must be created to allow for natural light, mitigation of overshadowing, overbearing and dominant effects and to allow for privacy. Table 8.2 sets out these minimum standards as below:

Table 8.2 Standards for space between buildings

Position/height of building	Standards for space between buildings from the centre line of any window
1. Habitable room facing habitable room or facing non-residential buildings	
1 or 2 storeys	<ul style="list-style-type: none"> 18 metres front to front of buildings 21 metres back to back of buildings
3 storeys or upwards	<ul style="list-style-type: none"> 20 metres front to front of buildings 24 metres plus 2.5 metres per additional storey back to back of buildings
2. Habitable room facing non-habitable room	
1 or 2 storeys	<ul style="list-style-type: none"> 14 metres
3 storeys or upwards	<ul style="list-style-type: none"> 2.5 metres per additional storey
3. Allowance for differences in level between buildings	
All cases where 1 and 2 (above) are applied and difference in level exceeds 2 metres	<ul style="list-style-type: none"> Add 2.5 metres to distance
Each further 2 metres difference in level	<ul style="list-style-type: none"> Add additional 2.5 metres per 2 metres difference in level

The average distance between habitable rear rooms of the two storey properties on Swettenham Street (East) and the rear elevation of the development is 21m. The distances between the new development and those on Swettenham Street (East) and Pearson Street falls short of the minimum 24m standard for three storey buildings back-to-back. The three-storey rear elevation, with expanse of habitable room windows, is also positioned approximately 5m from the rear garden boundaries of the properties on Swettenham Street. As a result, it is considered that the development would cause detrimental impacts as a result of an overbearing effect on the neighbouring occupants and future occupants of extant permission for other new neighbouring residential development due to proximity and scale and also direct overlooking and loss of privacy into habitable rooms and rear garden areas from height. It is not considered that the levels difference between the site and Swettenham Street provides justification for space distance standards not to be met due to the height, mass and expanse of new development proposed.

At the time of report writing there is also an extant permission ref: 23/1276M for immediate neighbouring development of a mixed C2/C3 development to the west on Goodall Street. The minimum distances appear to be met between that development and this, as is the case with the recently built assisted living and office developments Anderson House and Hardern House also to the west. With this said it does appear from site photos that that development has not been built out in total accordance with the approved plans, albeit due to distance standards being met it is not problematic for the current application.

The development is considered to be contrary to policies and guidance concerning protection of residential amenity including SE1 of the CELPS, HOU10, HOU12 and HOU13 of the SADPD and the Cheshire East Design Guide SPD.

In terms of contaminated land and pollution control, the application is supported by a Phase I and II Risk Assessments regarding contaminated land and a Noise Impact Assessment, following initial concerns raised by the Environmental Health Officers and the Canal and River Trust.

The supporting Noise Impact Assessment (NIA) states that there will be installation of external plant including the following:

- 3 no. Mitsubishi CAHV-R450YA-HPB heat pumps (71 dB(A) sound power level (per unit)) – to be installed to northern boundary of the site in an external plant compound.
- 3 no. Toshiba MHP0604HS-E condensing units (71 dB(A) sound power level (per unit)) - to be installed to northern boundary of the site in an external plant compound.
- 1 no. Toshiba SM304ATP-E condensing unit (62 dB(A) sound power level) – to be installed to southern boundary of the site.

It is understood that the MHP0604HS-E condensing units can operate in low-noise mode during the night, which reduces noise levels by circa 4 dB(A). The kitchen is proposed to be served by intake and extract vents using Woods MaXfan Compac axial fans with silencers on the vent path to external louvres, noting the kitchen will only operate during daytime hours between 0700 and 1800. Noise monitoring was undertaken on Swettenham Street. The NIA recommends the erection of a 3.5m high solid timber, double thickness, fence be installed around the external plant and further to this seeks that the condensing unit be mounted at ground level and screened by a 2m high solid timber, double thickness, fence. The NIA concludes that subject

to this mitigation that there would be no negative impacts on residential amenity or the acoustic character of the area.

The updated Phase I and II assessments have been submitted to the Environmental Health teams for consideration, in their response they note the reports submitted are simply updates of the original submitted Phase II report and did not address the issues in their previous response to include a Phase I that is conducted in line with the Land Contamination Risk Management (LCRM) and a site walkover with conceptual site model. In regards to the Phase II investigation they note this was also limited and did not cover investigation of the former depot area which is an area of potential contamination due to its past use. They therefore recommend prior to commencement conditions are used to secure this information alongside other conditions concerning verification reports, soil importation testing and reporting of previously undiscovered contamination.

The Environmental Health officers also reviewed the supporting NIA and raise no objection to the development, further to use of planning conditions attached to any approval of the development, to secure implementation of the mitigation scheme within the NIA. The Canal and River Trust however made observation that they consider against paragraph 193 of the NPPF that the NIA did not adequately consider ensuring the ongoing operation activity at the Marina and potential noise of associated boating activity, maintenance and construction are recognised in the consideration of the application. Whilst the NIA does not refer to the canal/boating activity to the east on balance it is considered that the proposals are some 60m away from the edge of the basin and due to the presence of building and trees between these forms that it would be disproportionate to request this be incorporated into the NIA on this occasion.

In terms of the electric vehicle charging and ultra-low emission boilers sought for inclusion by the Environmental Health Officers as this is covered under Building Regulations for new developments it would not meet the tests for the use of planning conditions to include it in any approval issued for this development.

Highway safety and parking

Between them the listed policies seek to deliver safe, sustainable, high quality, integrated transport systems that encourage a modal shift away from car travel to public transport, cycling and walking; supportive of the needs of residents and businesses and preparing for carbon free modes of transport. They also seek to protect and maintain public rights of way and enhance them where detrimental impacts require mitigation or allocations indicate.

The proposals use a new access point of 5.5m wide from Goodall Street, an adopted 30pmh highway. The new access proposed no dedicated pedestrian infrastructure/pavements to connect with the existing infrastructure on Goodall Street.

The proposals are accompanied by a Transport Statement. This states that 24no. vehicle spaces (including 2no. disabled spaces) and 4no. cycle spaces will be provided (though the plans show 5no.). The Transport Statement states that delivery and servicing will be as follows: refuse collection 1no. heavy goods vehicle per week; food delivery – maximum 3no. heavy goods vehicle per week; clinical waste collection – 1no. transit van per week; clinical equipment 1no. transit van per week; incontinence products 1no. every 12 weeks transit van and medication 1no. small van per day. Swept path analysis supports the proposals also. The Transport Statement at Table 6.7 states a net vehicle trip generation contrasted against the

existing use would be 4no. from 0800-0900 hours; -2no. trips 1700-1800 and between 0700-1900 5no. trips.

Appendix C Parking Standards highlights that for a C2 for a specialist care home use class 'residential homes and nursing homes' land use as proposed that for residents 1no. space per three bedrooms and for staff 1no. per resident staff and 1no. per 2 non-resident staff are to be provided. This generates a requirement of 30no. Total spaces calculated as $35\text{no. bedrooms}/3 = 11.6$ rounded up to 12no. spaces and $35\text{no. non-resident staff}/2 = 17.5$ rounded up to 18no. spaces. This shows an under-provision of on-site vehicular parking. With this said, the minimum standard parking space dimensions of 4.8m x 2.5m which all appear to be met across the site, as do the disabled parking bays and minimum car park aisle width for one-way routes. The cycle parking requirement generated from the development is 1no. space per 10 units equating to 3no. which is met by the proposals, subject to further details on their security, specification, colour and materials as this is not within the submission.

The Transport Statement argues for the proposed 24no. spaces provision as: they consider that the recommended parking levels are met, that otherwise the parking survey carried out at an existing Exemplar Care Home in Leeds shows a parking standard significantly below the Council's recommended standards could cater for the maximum parking demand at the site; other permitted/existing Exemplar sites shows the parking provision for Macclesfield is in line with the higher ratio for similar Exemplar sites. They also argue that there are bus services into Macclesfield and beyond within 1km of the site and also train links to Manchester and London in a similar distance resulting in the development being otherwise sustainably and well located with regard to public transport options.

In addition to the parking requirements, HOU2 of the SADPD sets out in paragraph 3. *'iv. the design of the proposal, including any individual units of accommodation, should be capable of meeting the specialist accommodation support and care needs of the occupier. This includes pick up and drop off facilities close to the principal entrance suitable for taxis (with appropriate kerbs), minibuses and ambulances and the ability to provide assistive technology and internet connectivity where relevant.'*

The proposals do not provide any pick-up or drop off facilities. It is considered this policy does apply as the development is for all ages.

This has been reviewed by the Highways Officer who raises no objection to the access or level of parking proposed noting only 35no. staff are proposed to be working at the site at any one time. It is also considered due to proximity to existing pedestrian infrastructure, public transport and wider area connections from the Town Centre a short walk away including train station renders the site a sustainable location regarding transport options. They do however raise concern at the lack of ambulance or medical etc. drop off bays for the development as sought for in policy. The Highways Officer seeks that 1no. ambulance bay of 9m (l) x 2.7m (w) is provided to the north of the entrance which will cater for a large size ambulance but also allow other visiting similar vehicles or drop-offs or deliveries/collection to be undertaken. Whilst this would remedy the HOU2 requirement it would inadvertently result in detrimental impacts on future occupants of the ground floor bedrooms on the western elevation due to vehicle noise, fumes and poor outlook and also result in loss of further external amenity areas where the ratio of this is already under that expected or deemed sensible for a development of this size. As this bay has not been provided the proposals are contrary to policies SD1 and SE1 of the

CELPs and HOU2, HOU10 and INF3 of the SADPD and the Housing SPD as sufficient ambulance drop off/pick up bays have not been provided.

Biodiversity and nature conservation

The listed policies of the development plan and guidance seek that all development must aim to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests, instead planning for net gains. Where appropriate, conditions will be put in place to make sure appropriate monitoring is undertaken and make sure mitigation, compensation and offsetting is effective. Where such impacts are unavoidable, development proposals must satisfactorily demonstrate a new environmental gain by appropriate mitigation, compensation or offsetting.

The application is supported by a Biodiversity Survey and Report, Assessment of Biodiversity Net Gain, Bat Roost Assessment and Bay Survey. The Nature Conservation Officer has reviewed the proposals and notes that as no bats were recorded during the bat survey efforts it is not reasonably likely that bats are present or will be affected by the development. The Nature Conservation Officer reviewed the Biodiversity Net Gain Metric and confirms that the development is likely to deliver a net gain on the site due to the increase in tree planting and grassland on the site thus complying with the Mitigation Hierarchy and Biodiversity Hierarchy. They also sought that additional ecological enhancements for urban birds such as house sparrow and swift be included to comply with policy SE3 requirements and protection of nesting/breeding birds during the construction period. The development is considered to be in compliance with policies and guidance covering nature conservation and biodiversity net gain subject to conditions.

Trees and hedgerows:

Between them the listed policies and guidance also seek to protect the continued health and life expectancy of trees, hedgerows or woodlands and where loss of or threat to them is proposed development will not normally be permitted unless there are clear overriding reasons for allowing development and that there are no suitable alternatives.

The application is supported by a Tree Survey and Constraints Report (TS), Tree Protection Plan (TPP) and Arboricultural Impact Assessment (AIA). The majority of the on and off-site trees are to be retained with 3no. trees lost as a result of the development G2 Sycamore (1no. tree on-site); T16 Goat Willow and G1 Ash. To other areas in close proximity to off-site trees and within their root protection areas no dig surfacing is proposed. The Forestry Officer has reviewed the proposals and objected to the proposals due to the conflicts in the distances of the development from off-site trees to the north-east of the site which are providing visual relief and green screening from the development and existing neighbours to the east. The distances of development relative to these trees and their RPA is shown differently on supporting drawings and the proximity of the scheme and its drainage has not been adequately appraised in the supporting AIA, TPP or TS so it is not possible to understand the impact of the development on these trees required on a prior to determination basis. This was relayed to the applicants' agent during the course of the application and whilst it was stated by the agent additional information to this regard was provided this has not been the case and to this end there is insufficient information regarding the impact of the development on trees. The proposals are considered to be contrary to policies SD1, SD2 and SE5 of CELPS and ENV6 of the SADPD.

Water management and flood risk prevention

The site is located in flood zone 1 where there is a low pluvial flood risk. Between them the listed policies seek that developments must integrate measures for sustainable water management to reduce flood risk, avoid an impact on water quality and quantity within the borough and provide opportunities to enhance biodiversity, health and recreation. New development must be designed to be safe, taking into account the lifetime of the development and the need to adapt to climate change, seeking improvements to current surface water drainage network and be designed to manage surface water noting it is not sustainable to drain surface water to public sewers. New development should incorporate water efficiency measures.

The application form states surface water will be handled via Sustainable Urban Drainage System and fouls via mains sewer. A detailed Flood Risk Assessment, United Utilities and CCTV Drainage Strategy and Drainage Strategy also supports the application which states for fouls the existing site discharges via a private network which discharges into the existing Untied Utilities combined sewer infrastructure 150mm diameter at the site entrance. The Surface Water drainage system will be SuDS based with a variety of perforated pipes and attenuation tanks under permeable paving areas which are proposed to connect to the existing UU combined network via 300mm diameter new pipework under the new access road. The foul drainage will also connect into existing infrastructure to the west. This has been reviewed by the LLFA Officer who does not object to the proposals however seeks that further information as to infiltration testing, connections and discharge rates be provided on a prior to commencement basis via appropriately worded planning condition. Despite this the applicants have provided additional information on this basis to which the Canal and River Trust raise no objection to the proposed drainage scheme as it does not connect directly into the canal network. The LLFA reviewed the additional calculations and amended drainage layout and sought that the following be considered and can be remedied appropriately by appropriately worded planning conditions, due to their being some additional calculations information regarding the SuDS to be provided to justify the design chosen.

It is considered subject to the use of planning conditions that the proposals are in compliance with the listed policies and guidance concerning water management and flood risk prevention.

Other material considerations

Due to the major scale nature of the proposals the NHS, Education and ANSA Greenspace Officers were consulted on the application to understand whether developer contributions towards off-site projects were required as a result of additional pressures or needs generated on these existing infrastructures as a result of the development. Each confirmed that in this instance contributions were not required due to the type of resident destined to occupy the building and that their needs would be catered for within the building or site itself without having detrimental or additional impacts on existing infrastructure.

Due to the Council's demonstrable housing land supply, it is not considered that the nominal contribution of 35no. G2 units provides sufficient positive weight in which to outweigh the policy conflicts as highlighted, nor the job creation. Inclusion of solar/PV panels, air heat pumps etc. are also welcomed however are not considered to represent a scale or type of which is exceptional regarding use of climate change initiatives that exceed those general required in planning policy nor building regulations for this to provide substantial positive weight to outweigh highlighted issues.

It is not considered material considerations have been presented that outweigh the conflicts with policies and guidance at local and national levels.

Conclusion

It is considered that on balance the proposals do not represent sustainable development and conflict with policies and guidance as highlighted concerning design/character, residential amenity, highways arrangements and trees.

The proposals are therefore recommended for refusal for the following reasons:

1. Due to the size, scale, bulk, siting and orientation of the proposed development it results in the overdevelopment of a heavily constrained site. The three-storey form, singular large massing and volume is considered to be visually prominent and overbearing in the wider area from Jodrell Street, Pearson Street and Swettenham Street vistas in particular in comparison to that insitu. The built form including hard-landscaping to external amenity space ratio does not reflect themes of similar residential developments in the area, nor the quantum of built development proposed and future needs of occupants, visitors and staff regarding provision of adequately proportioned and well-positioned, on-site external amenity space. The mitigatory 3.5m timber screening for external plant to the north of the site would be prominent and unsightly and be detrimental to the character of the site and immediate area visible from Swettenham Street and Goodall Street. Dues to the scale of the development it fails to provide for 1no. ambulance/drop-off/pick-up bay to serve the development which includes specialist care for all ages including the elderly/older persons. The development is considered to be contrary to policies and guidance SD1, SD2, SE1, SE2 and SE4 of the Cheshire East Local Plan Strategy 2017, GEN1, ENV5, HOU2, HOU10 and INF3 of the Site Allocations and Development Policies Document 2022, the Cheshire East Design Guide SPD and Housing SPD.
2. The development is considered to result in overbearing impacts and loss of privacy to rear habitable rooms and external amenity/garden areas of existing properties on Swettenham Street and Pearson Street due to the three-storey scale, siting and orientation of the proposed new building. The development is considered to be contrary to policies and guidance: SE12 of the Cheshire East Local Plan Strategy 2017, ENV15, HOU2, HOU10, HOU12 and HOU13 of the Site Allocations and Development Policies Document 2022 and the Cheshire East Design Guide SPD.
3. There is insufficient information to ascertain the impact of the development on off-site trees. The proposals are considered to be contrary to policies SD1, SD2 and SE5 of Cheshire East Local Plan Strategy 2017 and ENV6 of the Site Allocations and Development Policies Document 2022.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add Conditions and/or Informatives or reasons for approval prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation

with the Chair of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

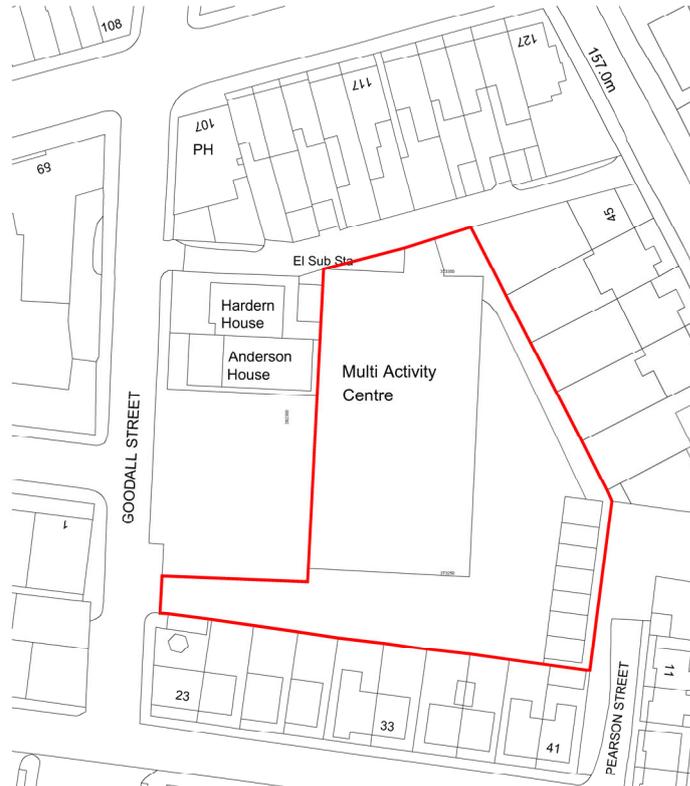


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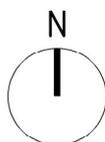
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GOODALL STREET,
MACCLESFIELD,
SK11 7BD

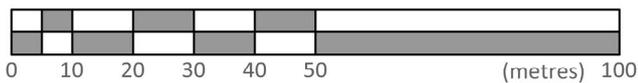
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Scale 1:1250



P1	17.04.25	Issue for Planning	RStc	AP
Rev	Date	Description	Drawn By	Checked By



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Project:
 Proposed Care Home
 Goodall Street
 Macclesfield

Client:
 Exemplar Health Care

Drawing Title:
 Site Location Plan

For Planning Submission

HIA Project Number	Scale @ A4	Subsidiary
3687	1-1250	D0

Project	Client	Volume	Level	Type	Plot	Sheet
3687 - HIA	- 01	- 00	- DR	- A	-	0201

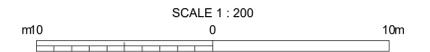
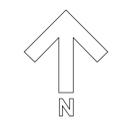


KEY

-  **BOUNDARY MARKER**
-  **SECURE PERIMETER FENCE**
2.1m HIGH CLOSE BOARDED TIMBER FENCE.
BOARDING TO FACE INWARDS INTO SECURE AREA.
DOUBLE SIDED WHERE FACING PUBLIC SPACE
-  **BOUNDARY FENCE**
1.8m HIGH CLOSE BOARDED TIMBER FENCE.
BOARDING TO FACE INWARDS. DOUBLE SIDED
WHERE FACING PUBLIC SPACE
-  **CONTROLLED ACCESS POINT**
CONTROLLED ACCESS POINT
-  **ESTATE ROAD/PARKING**
BLACK MACADAM TO ENGINEER'S DETAILS
-  **FOOTPATHS/ACCESS**
BLACK MACADAM TO ENGINEER'S DETAILS
-  **ENTRANCE PAVING**
TOBERMORE BRAEMAR BLOCK PAVING JURA GREY
GROUND. 200x100x80mm
-  **INTERNAL PATHS AND PATIOS**
TOBERMORE MAYFAIR SILVER PAVIORS 400x400x40mm
-  **GRAVEL INFILL**
GREY PEA SHINGLE
-  **KITCHEN GARDEN**
TOBERMORE MANHATTEN PAVO MIX, MANHATTEN SILVER.
MANHATTEN MID GREY & MANHATTEN SILVER TO
SUPPLIERS MIX RATIOS. PAVIORS 600x150x80mm.
GRAPHITE BAND TO PERIMETER
-  **STANDARD KERB**
PCC KERB 125x255x195. NATURAL
-  **STANDARD TRANSITION KERB**
PCC TRANSITION KERB 125-255x150x915. NATURAL.
-  **STANDARD DROPPED KERB**
PCC CENTRE DROPPED KERB 125x150x915. NATURAL.
-  **EDGING KERB**
PCC EDGING KERB 150x150x915. NATURAL.
-  **GARDEN SEATING**
3 SEATER TEAK. ARMREST & BACK REST
-  **RAISED PLANTERS**
VEG TRUG OUTDOOR MEDIUM PLANTER
1830mm (L) FSC CERTIFIED (CEDAR). NATURAL
FINISH. WHEELCHAIR ACCESSIBLE
-  **SERVICE USER SMOKING SHELTER**
TOREGAL SMOKING SHELTER
2200(L)x1650(W)x2400(H). SOLAR LED LAMP, WASTE
BIN & ASHTRAY. MODEL-SBL 800 FRAME & ROOF
GALVANISED STEEL. 3 SIDES. POLYCARBONATE.
LIGHT, EMERGENCY CALL, E-CIG CHARGER, BENCH
GROUND FIXED
-  **STAFF SMOKING SHELTER**
TOREGAL SMOKING SHELTER
2200(L)x1650(W)x2400(H). SOLAR LED LAMP, WASTE
BIN & ASHTRAY. MODEL-SBL 800 FRAME & ROOF
GALVANISED STEEL. 3 SIDES. POLYCARBONATE.
-  **GARDEN SHED**
DANCOVER LEAN TO SHED-ARROW
2.03(L)x1.24(W)x2.08(H)M. ANTHRACITE GALVANISED STEEL.
GROUND FIXED
-  **BIKE STANDS**
4 NO. SHEFFIELD TOAST RACK STANDS / GALVANISED.

NOTES

1. All to architect's and engineer's details.
2. All works to be DDA compliant.



Updated to architect's dwg	21/08/2024	AP
r6 3687-HIA-01-00-DR-A-0102-DD-P12		
Updated to architect's dwg	15/08/2024	AP
r5 3687-HIA-01-00-DR-A-0102-DD-P11		
Updated to architect's dwg 3687-HIA-01-00-DR-A-0102-P10	06/08/2024	AP
r4		
r3 Shared road amended	19/04/2024	AP
r2 Amended to HIA comments	28/03/2024	AP

NOTE:
 1. Do not scale from this drawing.
 2. All setting out, levels and dimensions to be agreed on site.
 3. The dimensions of all materials must be checked on site before being laid out.

Project:
**Exemplar Health Care
 Goodall Street Macclesfield**

Title:
**Hardworks & boundary
 treatments**



Status: Comment	
First Issued: MARCH 24	Drawn: AP
Scale: 1:200	Size: A1
Drawing No: AT.24.11877.100r6	



KEY

-  **TREE PLANTING**
REFER TO PLANT SCHEDULE FOR DETAILS
-  **NATIVE HEDGE**
REFER TO PLANT SCHEDULE FOR DETAILS
-  **WILDFLOWER**
REFER TO PLANT SCHEDULE FOR DETAILS
-  **SHRUB AND ORNAMENTAL GRASSES**
REFER TO PLANT SCHEDULE FOR DETAILS
-  **LAWN**
REFER TO PLANT SCHEDULE FOR DETAILS

NOTES

1. All to architect's and engineer's details.
2. All works to be DDA compliant.

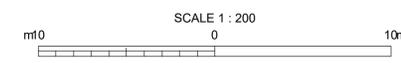
PLANTING SCHEDULE

PLANT SCHEDULE_r6.

REF.	TREE PLANTING.	NO.	GIRTH cm	%	HEIGHT cm	TYPE	DENSITY per m2	NOTES	LM
1.0 TREE PLANTING									
T1	Acer campestre Baronne.	6	18-20	NA	400-450	RB	NA	Underground guyed / GreenMax - AirMax & AquaMax Systems to be installed as specified.	
T2	Pyrus chanticleer.	3	18-20	NA	375-425	RB	NA	Underground guyed / GreenMax - AirMax & AquaMax Systems to be installed as specified.	
T3	Betula pendula.	2	18-20	NA	400-450	RB	NA	Underground guyed / GreenMax - AirMax & AquaMax Systems to be installed as specified.	
2.0 HEDGES									
H1	Carpinus betulus.	31	NA	100	100	BR	NA	125cm Black / grow tube / stake.	7
H2	Carpinus betulus.	22	NA	100	100	BR	NA	125cm Black / grow tube / stake.	5
H3	Carpinus betulus.	130	NA	100	100	BR	NA	125cm Black / grow tube / stake.	34
Hedgerows to be planted in double staggered rows @ 45cm ctrs.									
3.0 MULTISTEM SHRUBS									
MS1	Acer palmatum Blood Red.	3	NA	NA	125_150	RB	NA	Underground guyed / Min. 5 Breaks.	
MS2	Magnolia stellata.	1	NA	NA	1250150	RB	NA	Underground guyed / Min. 5 Breaks.	
4.0 SHRUBS / GROUND COVER PLANTS / ORNAMENTAL GRASSES / HERBACEOUS PERENNIALS.									
S1	Cornus alba autumn fre.	72	NA	NA	45	3L	4		
S2	Euonymus fortunei Silver Queen.	698	NA	NA	25	3L	5		
S3	Heuchera Purple Paticote.	180	NA	NA	45	3L	5		
S4	Lavandula Intermedia Phenomenal.	36	NA	NA	20	3L	5		
S5	Pennisetum vilosum.	46	NA	NA	20	3L	5		
S6	Stipa tenuissima.	95	NA	NA	30	3L	4		
S7	Verbena bonariensis.	5	NA	NA	30	2L	7		
SM1/1	Anthemis tinctoria Buxton.	45	NA	5	NA	2L	7		
	Blechnum spicant.	26	NA	5	NA	2L	4		
	Ceanthus concha.	40	NA	10	30-45	3L	3		
	Gaillardia grandiflora.	45	NA	5	NA	2L	7		
	Huechera Green Spice.	33	NA	5	15-20	2L	5		
	Hosta sieboldiana elegans.	26	NA	5	30-45	3L	4		
	Hypericum x moserianum Tricolor.	33	NA	5	15-20	2L	5		
	Lavanula angustifolia Artic Snow.	33	NA	20	15-20	3L	5		
	Pennisetum vilosum.	104	NA	20	30-45	3L	4		
	Stipa tenuissima.	78	NA	15	30-45	3L	4		
	Verbena bonariensis.	45	NA	5	NA	2L	7		
5.0 WILDFLOWER									
S1	Emorsgate EM4 Wildflower mix for clayey soils / 4gms perm2.								

PLANTING NOTES

- 1 - All planting shall be in accordance with BS.4428. 1989.S7.
- 2 - Trees shall conform to BS.3936-1.1992.
- 3 - Tree pits shall be 1200x1200x750mm.
- 4 - Backfill material 70% certified sandy loam / 30% Approved tree compost (by volume).
- 5 - No peat products permitted.
- 6- Staking as indicated in plant schedules.
- 7 - Install Greentech Mona watering systems to trees.
- 8 - Shrub planting : 450mm depth of free draining topsoil to BS.3882.
- 9 - Lawns : 150mm 450mm depth of free draining topsoil to BS.3882.
- 10 - Wildflower : Onto clean unimproved free draining subsoil to BS.8601.



Updated to architect's dwg	21/08/2024	AP
r6 3687-HIA-01-00-DR-A-0102-DD-P12	06/08/2024	AP
r5 Updated to architect's dwg 3687-HIA-01-00-DR-A-0102-P10		AP
r4 Multi stem shrubs omitted	19/04/2024	AP
r3 Shared road amended.	15/04/2024	AP
r2 Amended to HIA comments	28/03/2024	AP

NOTE:
 1. Do not scale from this drawing.
 2. All setting out, levels and dimensions to be agreed on site.
 3. The dimensions of all materials must be checked on site before being laid out.

Project:
**Exemplar Health Care
 Goodall Street Macclesfield**

Title:
Softworks & Planting Plan

AMENITYTREE
 ENVIRONMENTAL PLANNING CONSULTANTS
 Willow Cottage, School Lane, Burdwardsley, CH3 9NX. 01829 770 075

Status:
Comment

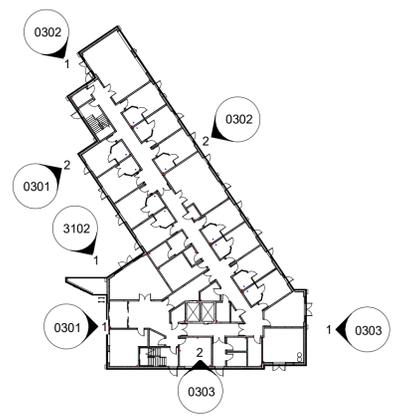
First Issued: **MARCH 24** Drawn: **AP**
 Scale: **1:200** Size: **A1**

Drawing No.: **AT.24.11877.101r6**

NOTES
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1 East Elevation
 1 : 100



Materials Key

-  Red Multi Brick
-  Grey uPVC windows and doors
-  Grey Roof Tiles
-  Dark Grey Cladding Panels
-  Blue Brick



2 South Elevation
 1 : 100

P6	16.04.24	Drawings amended to suit comments South Elevation	CS	RMc
P5	02.04.24	Elevation tweaks	NR	RMc
P4	28.03.24	For Planning Submission	NR	RMc
Rev	Date	Description	Drawn By	Checked By

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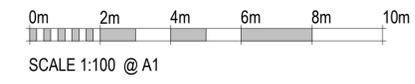
Project:
 Proposed Care Home
 Goodall Street,
 Macclesfield

Client: Exemplar Health Care

Drawing Title:
 Elevations - Sheet 3 of 3

For Planning Submission

HIA Project Number 3687	Scale @ A1 As indicated	Suitability DO
Project Originator 3687 - HIA - 01 - XX - DR - A - 0303	Volume Level Type Role Number	



NOTES

All dimensions are in millimetres unless stated otherwise.

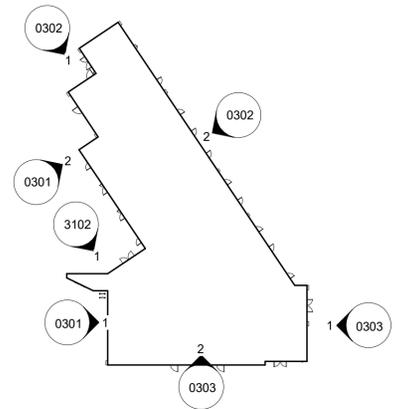
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1 West Elevation
1 : 100



Materials Key

-  Red Multi Brick
-  Grey uPVC windows and doors
-  Grey Roof Tiles
-  Dark Grey Cladding Panels
-  Blue Brick



2 North West Elevation
1 : 100

P6	16.04.24	Resident smoking area omitted, Canopy amended, Plant room door moved to the South Elevation	CS	RMc
P5	02.04.24	Elevation tweaks	NR	RMc
Rev	Date	Description	Drawn By	Checked By

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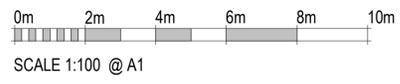
Project:
Proposed Care Home
Goodall Street,
Macclesfield

Client: Exemplar Health Care

Drawing Title:
Elevations - Sheet 1 of 3

For Planning Submission

HIA Project Number 3687	Scale @ A1 As indicated	Suitability DO
Project 3687 - HIA - 01 - XX - DR - A - 0301	Originator HIA	Volume 01
Level XX	Type DR	Role A
Number 0301		



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1 Site Section A
 1 : 150



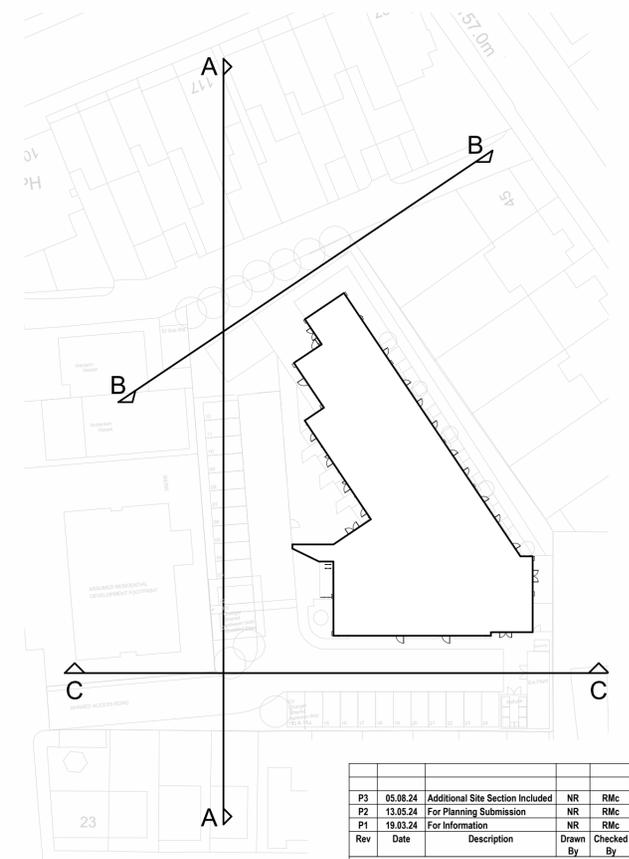
2 Site Section B
 1 : 150



3 Site Section C
 1 : 150



SCALE 1:150 @ A1



Rev	Date	Description	Drawn By	Checked By
P3	05.08.24	Additional Site Section Included	NR	RMc
P2	13.05.24	For Planning Submission	NR	RMc
P1	19.03.24	For Information	NR	RMc

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Project:
 Proposed Care Home
 Goodall Street,
 Macclesfield

Client: Exemplar Health Care

Drawing Title:
 Site Sections

For Planning Submission

HIA Project Number	Scale @ A1	Suitability
3687	As indicated	DO

Project	Originator	Volume	Level	Type	Role	Number
3687	HIA	01	XX	DR	A	9101

NOTES

All dimensions are in millimetres unless stated otherwise.

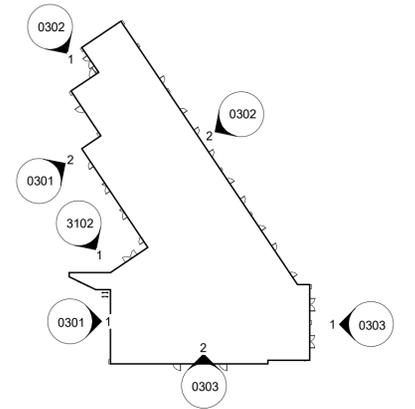
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1 North Elevation
1 : 100



Materials Key

-  Red Multi Brick
-  Grey uPVC windows and doors
-  Grey Roof Tiles
-  Dark Grey Cladding Panels
-  Blue Brick



2 North East Elevation
1 : 100

PS	02.04.24	Elevation tweaks	NR	RMc
P4	28.03.24	For Planning Submission	NR	RMc
P3	18.03.24	Updates to elevation design	NR	RMc
P2	13.03.24	Updates following comment	NR	RMc
P1	07.03.24	For review and comment	NR	IH
Rev	Date	Description	Drawn By	Checked By

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Project:
Proposed Care Home
Goodall Street,
Macclesfield

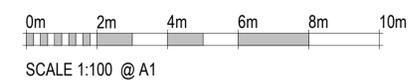
Client: Exemplar Health Care

Drawing Title:
Elevations - Sheet 2 of 3

For Planning Submission

HIA Project Number 3687	Scale @ A1 As indicated	Suitability DO
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Project 3687 - HIA - 01 - XX - DR - A - 0302	Originator	Volume	Level	Type	Role	Number
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NOTES

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Schedule of Accommodation

Ground Floor (GIA = 807 m²)

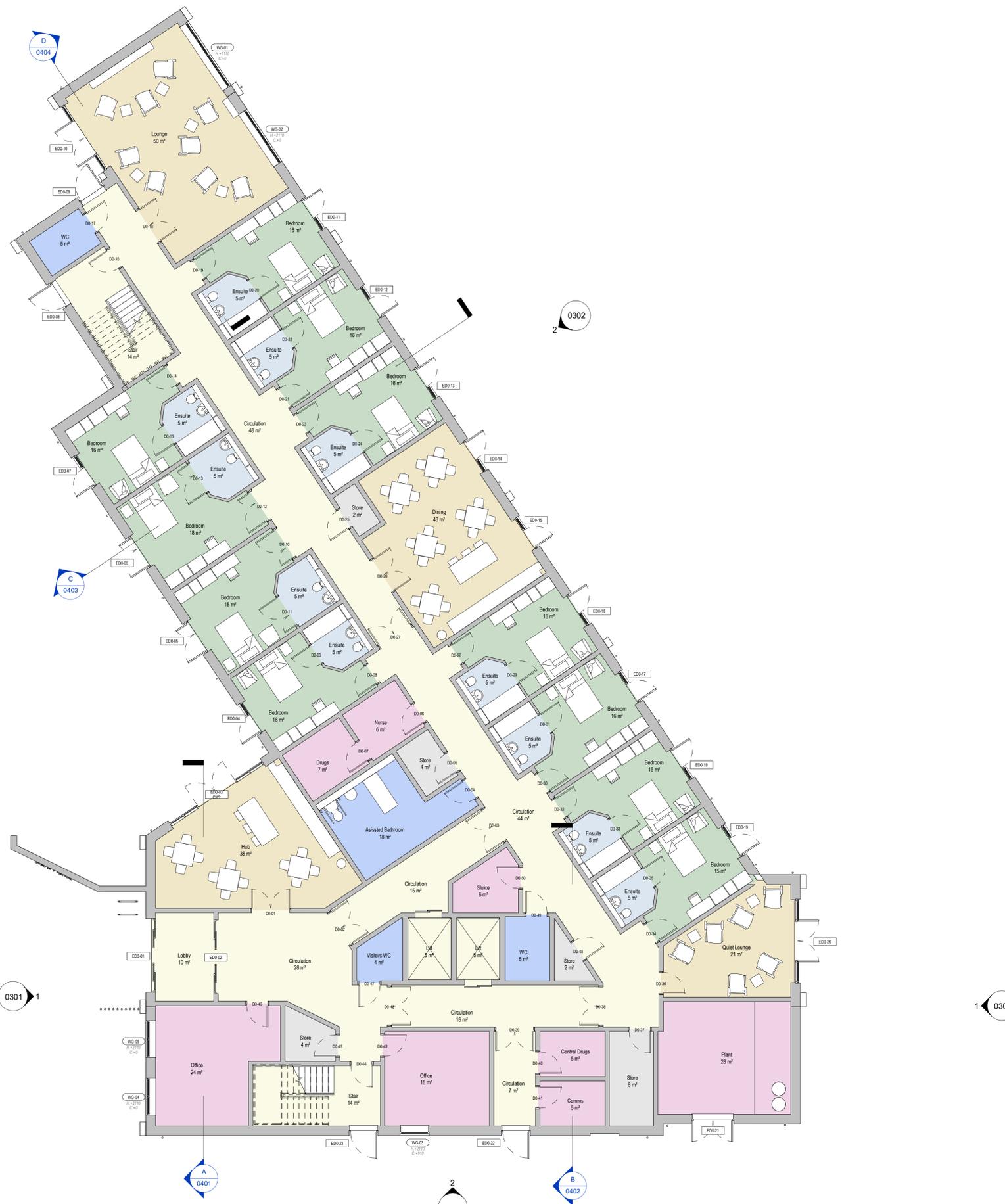
Care Group 00A

11 Bedrooms
 Quiet Lounge - 21 m²
 Lounge - 50 m²
 Dining - 43 m²

Total day space* = 114 m²
 (10.3 m² per resident)

Total Bedrooms = 35
 Total GIA = 2403 m² (69 m² per resident)

* Day space calculation based upon normal listed only
 * Excludes communal spaces such as cafe, cinema and small seating areas



SCALE 1:100 @ A1

P5	16.04.24	Resident smoking area omitted, Canopy amended, Plant room floor moved to the South Elevation	CS	RMc
P4	28.03.24	For Planning Submission	NR	RMc
Rev	Date	Description	Drawn By	Checked By

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Project:
 Proposed Care Home
 Goodall Street,
 Macclesfield

Client: Exemplar Health Care

Drawing Title:
 Proposed Ground Floor Plan

For Planning Submission

HIA Project Number	Scale @ A1	Suitability
3687	1: 100	DD

Project	Originator	Volume	Level	Type	Role	Number
3687 - HIA - 01 - 00 - DR - A - 0201						

NOTES

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Schedule of Accommodation

First Floor (GIA = 798 m²)

Care Group 01A

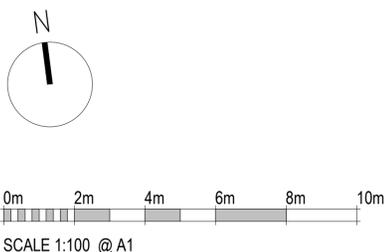
12 Bedrooms
 Quiet Lounge - 21 m²
 Lounge - 50 m²
 Dining - 42 m²

Total day space* = 114 m²
 (9.5 m² per resident)

Total Bedrooms = 35

Total GIA = 2403 m² (69 m² per resident)

* Day space calculation based upon rooms listed only
 * Excludes communal spaces such as cafe, cinema and small seating areas



Rev	Date	Description	Drawn By	Checked By
P4	28.03.24	For Planning Submission	NR	RMC
P3	18.03.24	Updates to elevation design	NR	RMC
P2	13.03.24	Updated following comment	NR	RMC
P1	07.03.24	For review and comment	NR	IH

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Project:
 Proposed Care Home
 Goodall Street,
 Macclesfield

Client: Exemplar Health Care

Drawing Title:
 Proposed First Floor Plan

For Planning Submission

HIA Project Number 3687	Scale @ A1 1: 100	Suitability DO
Project 3687 - HIA - 01 - 01 - DR - A - 0211	Originator HIA	Volume 01
Level DR	Type A	Role 0211

NOTES

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Schedule of Accommodation

Second Floor (GIA = 798 m²)

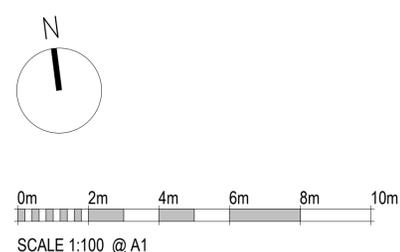
Care Group 02A

12 Bedrooms
 Quiet Lounge - 21 m²
 Dayspace - 50 m²
 Dayspace - 42 m²

Total day space* = 114 m²
 (9.5 m² per resident)

Total Bedrooms = 35
 Total GIA = 2403 m² (69 m² per resident)

* Dayspace calculation based upon rooms listed only
 * Excludes communal spaces such as cafe, cinema and small seating areas



Rev	Date	Description	Drawn By	Checked By
P4	28.03.24	For Planning Submission	NR	RMC
P3	18.03.24	Updates to elevation design	NR	RMC
P2	13.03.24	Updated following comment	NR	RMC
P1	07.03.24	For review and comment	NR	IH

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Project:
 Proposed Care Home
 Goodall Street,
 Macclesfield

Client: Exemplar Health Care

Drawing Title:
 Proposed Second Floor Plan

For Planning Submission

HIA Project Number 3687	Scale @ A1 1:100	Suitability DO
Project 3687 - HIA - 01 - 02 - DR - A - 0221	Originator HIA	Level 02
Volume DR	Type A	Role A
Number 0221		

Application No: 23/0657M

Location: Wilmslow Police Station, HAWTHORN STREET, WILMSLOW, SK9 5HQ

Proposal: Erection of Retirement Living housing (Category II type accommodation), communal facilities, landscaping and car parking following the demolition of the existing building

Applicant: Chris McCarthy & Stone Retirement Lifestyles Ltd

Expiry Date: 04-Oct-2024

Summary

The development of a 52no. C3 units retirement apartment complex for the over 55's on a previously developed site on a key site identified for re-development in the Wilmslow Neighbourhood Plan, within the Wilmslow Key Service Centre settlement boundary and adjacent to the town centre boundary is considered to be acceptable in principle. The loss of the existing Police Station building and offices is considered to be acceptable noting the approved new Police Station within the wider site is currently under construction.

The proposed mix of units is considered to meet local demands for downsizing for older residents in a sustainable settlement location. No issue is raised subject to the use of appropriate planning conditions as to the design, character, layout, parking, access, trees, nature conservation, biodiversity, trees, flood risk and water management and pollution control considerations concerning this development.

The application was subject of a Viability Assessment which was independently evaluated and concluded that a sum of £1,115,000 is available for NHS, Outdoor Sport and recreation, Green Infrastructure, Allotments and Play space completely and off-site affordable housing. This is lower than the overall total financial contributions for these infrastructure, requirements, off-site affordable housing and services of £2,950,509.42. A provision of 16no. on-site affordable housing was not considered viable.

On balance, the lack of policy compliant financial contributions and on-site affordable housing provision, is considered to be outweighed by the high-quality design of the scheme, redevelopment of a prominent and key brownfield site at the entrance to the town centre identified in the Wilmslow Neighbourhood Plan and the need for dwellings providing opportunities for downsizing in settlement boundary and town centre locations considered to form material considerations. Therefore, a recommendation of approval subject to conditions and securing an s106 is therefore made.

Summary recommendation

Approve subject to conditions and S106 agreement.

REASON FOR REFERRAL

This application is referred to the Northern Planning Committee as it is a small scale Major Development for residential developments of 20-199 dwellings or between 1 and 4ha. and therefore requires a committee decision under the terms of the Constitution.

DESCRIPTION OF SITE AND CONTEXT

The site is located within the settlement boundary of Wilmslow, a Key Service Centre. The boundary of Wilmslow Town Centre is to the eastern side of Hawthorn Street, with the site lying just opposite. The site is also located within the Wilmslow Neighbourhood Plan area. Immediately to the north of the site is Little Lindow a Local Green Space with recently enhanced public realm and children's timber play area.

The application site comprises the existing police station and hardstanding for vehicular parking. The existing building is split between single and double storey in height, constructed from red brick, slate with stone cills and upvc fenestration. Immediately surrounding the site are the Wilmslow Fire Station to the north-west, Wilmslow ambulance station to the west, residential dwellings to the east, south and west, a Shell petrol station and a variety of retail/cafes/take aways and restaurants to the north and east and Little Lindow green space with play area to the north. The vehicular access to the wider site is from Beech Lane via Hawthorn Street to the east with the A538 junction to the north-west of the site. Beech Lane and large portions of Hawthorn Street have controlled street parking via use of double yellow lines. Around the site edged red are hedgerows and trees. Hawthorn Street has a pedestrian pavement to the eastern side and Beech Lane has pedestrian pavements to the western side. The retail/town centre area for Wilmslow lies to the north-east of the site served by Altrincham Road/A538. The site appears largely flat in topography though there are some small levels differences between the site and the surrounding trees to the north forming part of the Lindow Green. The site is easily seen from the public realm though the views of it differ seasonally due to the deciduous tree screening from the north.

DESCRIPTION OF PROPOSAL

Full planning permission is sought for the *'Erection of Retirement Living housing (Category II type accommodation), communal facilities, landscaping and car parking following the demolition of the existing building'*.

During the course of the application the proposals were amended, and the following appraisal is based on the plans as received on 8th July 2024 and the updated documents thereafter.

The proposals are for market housing in the form of retirement apartments created following the demolition of the existing police station former headquarters (1506sqm floorspace loss). It is said that 1no. full time employee will be created as a result of the development, a house manager. It is proposed there will be 52no. apartments created as 27no. one-bedroom apartments and 25no. two-bedroom apartments, a total of 77no. bedrooms are created.

It is proposed that all apartments will be sold at market level subject of a 999-year lease and that they are to be occupied by persons over 60 years of age and that in the case of a couple 1no. occupant must be over 60 years old and the other over 55 years old. The Planning Statement also makes reference that in the case a couple has a much younger partner but they require need of special accommodation that they are flexible to some regard taking 'a *reasonable and caring approach to the limitation on the occupancy of retirement living housing*' (page 6). It is proposed that there will be a secure entrance lobby with CCTV link to individual apartments and an emergency help line available in each apartment with some in communal areas also.

At ground level communal facilities as follows are proposed: communal room; guest bedroom with 2no. beds and en-suite; scooter store; entrance; general store; lift; bin store and plant room. At first, second and third floors there are also general store rooms. The proposals are presented as a single detached block over four storeys, with a gable and valley style roof, with various recessed and projecting elements which create balconies and external terraces for some of the apartments. External facing materials are indicated on supporting Proposed Elevations as: facing brickwork in red and light red bricks; roof – slate; windows – black upvc; Juliette balconies in black metal; double soldier course brick detailing to roof rake; single soldier course brick detail to facing brick; 25mm projecting brick snap header detail; stone effect cill detail and black metal railings to projecting balconies.

Externally communal gardens/amenity space is proposed to the north and east with soft and hard landscaping with seating areas. There is also a smaller landscaped area to the south close to the main building entrance.

The proposals would use the existing highways access off Beech Lane, itself accessed via Hawthorn Street, both of which are adopted highways with pedestrian infrastructure. The access to the site will be shared with the new police station which is the subject of permission 23/0219M and requires 24-hour access. 36no. parking spaces are proposed which include 4no. disabled spaces to serve residents, visitors and the house manager. There are also 2no. delivery/drop off bays to the frontage. A new access to the existing sub-station is planned. 2no. pedestrian access to the site off existing pavements of Beech Lane is proposed.

The application form indicates that surface water will be disposed of via sustainable drainage system and fouls by mains sewer. Private arrangements are proposed for waste and recycling collection.

RELEVANT PLANNING HISTORY

24/2661M - Variation of conditions 2,4,5,8,9,12,14,15,16,17,18,20 and 21 on 23/0219M - Erection of a two storey new build police station with parking and associated soft and hard landscaping. – awaiting case officer assignment – site immediately south.

24/1337M - Non-material amendment to application 23/0219M: Erection of a two storey new build police station with parking and associated soft and hard landscaping – refused – 13th May 2024

23/0219M - Erection of a two storey new build police station with parking and associated soft and hard landscaping – approved with conditions – 19th May 2023 – south of this proposal has commenced on site.

12/1502M - The Installation of Solar Panels to the South Facing Roof of the Police Station Building – approved with conditions – 3rd July 2012

96/1608P – office extension; conversion of dog kennels to toilet block and car parking modifications – approved with conditions – 16th October 1996

96/1231P – three temporary portacabins – approved with conditions – 21st August 1996

67585P – erection of notice board – approved – 12th July 1991

19970P – 2000 gal underground petrol storage tank – approved – 8th January 1990

53865P – sub divisional police station – approved – 31st July 1988

53297P – incorporate land into gardens – approved – 25th May 1988

44621P – sub divisional police headquarters – approved – 18th August 1986

POLICIES

Cheshire East Local Plan Strategy (CELPS) 2017

MP1 Presumption in Favour of Sustainable Development

PG1 Overall Development Strategy

PG2 Settlement Hierarchy

PG7 Spatial Distribution of Development

SD1 Sustainable Development in Cheshire East

SD2 Sustainable Development Principles

IN1 Infrastructure

IN2 Developer Contributions

SC1 Leisure and recreation

SC2 Indoor and Outdoor Sports Facilities

SC3 Health and Well-being

SC4 Residential Mix

SC5 Affordable Homes

SE1 Design

SE2 Efficient Use of Land

SE3 Biodiversity and Geodiversity

SE4 The Landscape

SE5 Trees, Hedgerows and Woodland

SE8 Renewable and Low Carbon Energy

SE9 Energy Efficient Development

SE12 Pollution, Land Contamination and Land Instability

SE13 Flood Risk and Water Management

CO1 Sustainable Travel and Transport

CO3 Digital Connections
CO4 Travel Plans and Transport Assessments
Appendix C Parking Standards

Site Allocations and Development Policies Document (SADPD) 2022

PG9 Settlement Boundaries
GEN1 Design principles
GEN5 Aerodrome safeguarding
GEN7 Recovery of planning obligations reduced on viability grounds
ENV1 Ecological network
ENV2 Ecological implementation
ENV5 Landscaping
ENV6 Trees, hedgerows and woodland implementation
ENV7 Climate Change
ENV10 Solar energy
ENV12 Air quality
ENV14 Light pollution
ENV15 New development and existing uses
ENV16 Surface water management and flood risk
ENV17 Protecting water resources
HOU1 Housing Mix
HOU2 Specialist Housing provision
HOU8 Space, accessibility and wheelchair housing standards
HOU10 Backland development
HOU12 Amenity
HOU13 Residential standards
HOU14 Housing density
HOU15 Housing delivery
RET9 Environmental improvements, public realm and design in town centres
INF3 Highways safety and access
INF9 Utilities
REC1 Open space protection
REC2 Indoor sport and recreation implementation
REC3 Open space implementation
REC5 Community facilities

Wilmslow Neighbourhood Plan (WNP):

LSP1 Sustainable Construction
LSP2 Sustainable Spaces
LSP3 Sustainable Transport
NE5 Biodiversity Conservation
TH1 Gateways into Wilmslow
TA1 Residential Parking Standards
TA2 Congestion and Traffic Flow
TA5 Cycling in Wilmslow
CR1 Community Facilities
CR2 Indoor Leisure Facilities
CR3 Local Green Spaces
CR4 Public Open Space

CR5 Health Centres
H2 Residential Design
H3 Housing Mix
E1 Reuse of Existing Employment Land
PR1 Public Realm
PR3 Pedestrian Movement in the Town Centre
KS1 Key Sites
KS2 Police, Fire and Ambulance Stations

Other material planning policy considerations

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
SuDS SPD
Housing SPD
Environmental Protection SPD
Developer Contributions SPD
Cheshire East Design Guide SPD
Ecology and Biodiversity Net Gain SPD
Designing Out Crime SPD
Nationally Described Space Standards (NDSS)

CONSULTEES (EXTERNAL TO PLANNING)

Original Scheme

United Utilities – March 2023 - no objection - noted that submitted Drainage Drawing Ref: McC&S-HS-W-DEV-100-005, Rev B, Dated 28/07/2022 would not be acceptable regarding foul and surface water drainage however concluded this can be secured via use of prior to commencement style drainage strategy and management condition should approval be recommended.

Lead Local Flood Authority – March 2023 - object to the proposals - due to major scale of the development insufficient information has been provided in which to ascertain the drainage strategy would provide adequate water management and flood risk mitigation/avoidance as per paragraph 165 of the NPPF.

Strategic Housing Officer – March 2023 - no objections subject to independent review of the Viability Appraisal submitted which their comments are based on in which to secure funding for off-site affordable housing noting that no on-site affordable provision is planned – due to need for rented over 55 accommodation and Intermediate need for the over 55's. If Viability Review concludes otherwise then affordable housing would need to be provided on site at 30% of the total number proposed as per the requirements of SC5 of the CELPS.

Environmental Protection – April 2023 - no objections subject to the use of conditions and informatives to secure:

Conditions: external lighting scheme submission on prior to installation basis; prior to commencement pile foundations scheme (if applicable); prior to commencement construction site specific dust management plan; electric vehicle charging points; ultra low emission boilers; prior to first occupation travel plan strategy; prior to commencement Phase I and II ground

assessment submission; prior to commencement remediation strategy; prior to occupation verification report; testing of soils prior to importation; reporting of previously unidentified contaminated land.

NHS Estates – no objections subject to provision of financial contributions to off-set impacts of development on their infrastructure.

Wilmslow Town Council – object to the proposals for the following summarised reasons:

- The proposals does not meet WNP policy KS2 in that it calls for provision of high-density residential development comprising a mix of starter homes, affordable housing and homes appropriate for those wishing to downsize; and
- Overall masterplan to show how the appropriate mix of site uses responds to one another.
- Still concern regarding parking provision and Transport Statement does not highlight provision on adjacent streets is extremely restricted and the demand should be assessed on local standards.
- Concern over buildings siting, massing, elevational treatment and parking layout.

Revised Scheme

Head of Strategic Transport – no objection subject to conditions securing covered cycle parking and Travel Pack for sustainable transport options for each apartment on prior to occupation basis.

Lead Local Flood Authority Officer - holding objection seeking the submission of an FRA due to the major development size of the application, revised drainage strategy following SuDS considerations of biodiversity and amenity, attenuation tank maximum weight loading and depths and topographical map covering existing and proposed finished floor and ground levels for the development.

Environmental Protection – no objection subject to use of conditions to cover the following: prior to commencement submission of an updated conceptual model, phase II ground investigation and risk assessment; prior to commencement remediation strategy if Phase II investigations indicate necessary; prior to occupation submission of Verification Report, prior to importation testing of soils (if applicable) and reporting of previously undiscovered contaminated land.

Cheshire Constabulary – made an observation regarding use of 1.8m loop/bow top fence securing the site with regards to proximity to the public open space and that they encourage applicants to consider building the development to the Secured by Design standard.

Manchester Airport – no objections subject to informative covering tall equipment and cranes licence and notification separate to planning required from them.

ANSA Greenspace – object to the proposals summarised as follows:

- The four-storey building will have an overbearing impact on the immediate greenspace to the north Little Lindow, sitting larger and taller than that insitu.

- Concern the scale of the building will result in shade onto the greenspace and bring residential properties in close proximity to impact on future development plans for greenspace bringing conflict between residents and users. Some future development being that on south of the path through the greenspace.
- The existing trees do not significantly buffer or screen the building and there is concern that the northern elevation proximity to them may cause conflict and put pressure on the social interaction of residents and these trees. Not appropriate to allow for screening from off-site trees.
- There is limited private amenity space for residents to the north of the building which will be shaded by off-site trees, more of a landscape buffer than providing actual amenity or opportunity for residents. It is a linear strip with narrow patio areas for ground floor apartments making it an uncomfortable space to walk through. The proposals need to meet on-site amenity space in line with SE6 of the CELPS and REC3 of the SADPD and Developer Contributions SPD.
- Only way to address impact is through revised bulk and siting of the building.
- Mitigation would be required via prior to commencement style conditions.
- Lack of provision of Green Infrastructure on the site in a prominent location with a presumption for this to be on-site childrens play space, amenity green space though given nature of the development it would be acceptable for this to come forward as off-site provision via financial contributions.
- Off-site contributions would be secured via S106 agreement on a prior to commencement basis, used over a 20-year period to make additions, improvements and enhancements to existing open space as per the below and if possible for new facilities.
- Play and amenity com sums are calculated on the basis of £1173.41 per bed space. To be used at Little Lindow, Lindow Common, Carnival Field and The Carrs.
- Allotments are £293.35 per bed space to be used at allotments and community gardens within Wilmslow
- GI connectivity is £586.70 per apartment to be used at Carnival Field, Lindow Common and The Carrs.
- Recreation and outdoor sport is £782.25 per bed space to be used in line with the councils adopted Playing Fields and Outdoor Sports Strategy.

Cllr Goldsmith – The building is out of keeping for the immediate area due to its height and scale. It is in a prominent ‘gateway’ position to the town and is overbearing and not in keeping with its proximity to the Little Lindow Park. The access to the car park is shared with the new proposed Police Station considered to be a safety issue for the elderly.

Wilmslow Town Council – object to the proposals:

- The previous comments on the original and other revisions of the scheme remain unaddressed.
- The proposals are noted to have made efforts towards buildings siting, massing, elevational treatment and parking layout, however do not meet fundamental requirements within policy KS2 of the WNP to provide high-density residential development comprising a mix of starter homes, affordable housing and homes appropriate for those wishing to downsize.

REPRESENTATIONS

Original Scheme

MP Ester McVey – objects to the proposals for the following summarised reasons:

- The development is not in keeping with the character of the area and is much taller than the immediate buildings in the setting and does not follow characteristics on Water Lane, appearing more like industrial accommodation.
- The proposals due to their siting and additional height and scale compared with the existing building will be overbearing on adjacent properties.
- The development has insufficient on-site parking which will result in parking of vehicles on surrounding streets with the number of additional vehicle uplift considered to be under-represented in the Transport Plan/Statement taking into account local demands/usage. The applicants own Holly Road North where they have had to provide additional spaces on a subsequent application to meet demand where this is no possible here due to the road layout and clear access needed for the police station.
- Concerns over highways safety of proposed elderly residents vs. emergency service vehicles visiting the police station, with residents more vulnerable and less quick to react to changes in the highways environment.
- The development fails to provide a mixed tenure housing scheme as per KS2 of the WNP without an overall masterplan for the wider police, ambulance and fire station site.
- The development should provide on-site affordable housing and not allow a financial contribution in this instance due to the needs in the area.

11no. Letters of objection were received (including from Transition Wilmslow and Wilmslow Civic Trust) summarised as follows:

- The application is contrary to policy KS2 of the WNP overall.
- The proposals do not provide a mixture of residential accommodations covering starter homes, affordable housing or those wishing to downsize.
- The principal frontage does not face onto the adjacent streets and open space and are bland and non-active onto Hawthorn Street.
- The proposals result in the loss of mature trees to Hawthorn Street.
- The proposals result in main parking areas not being hidden from street view.
- The massing to Hawthorn Street is too much.
- The proposals do not provide an overall masterplan evidencing how the overall masterplan for the wider police, ambulance and fire station site will be developed into appropriate mixes of uses.
- How the site access will be shared with the proposed neighbouring Police Station is not noted.
- The character and scale of the proposals including landscaping does not mirror the established character of the immediate area.
- Consideration required as to joint landscaping and drainage proposals for this and adjacent new police station.
- The proposals are contrary to policies SE1 and SD2 of the CELPS, GEN1, HOU10, HOU11, HOU12 and HOU13 of the SADPD also.
- The development is not in keeping with the surrounding area character in size, scale, bulk, design and material palette which include neighbouring houses.
- The development will result in detrimental impacts to residential amenity including loss of daylight/sunlight, overbearing impacts, loss of privacy, disturbing artificial lights etc. to existing properties on Hawthorn Street.

- The development will create additional demand on struggling infrastructure such as more NHS patients at local doctors etc.
- The development has an insufficient provision of on-site parking not just for residents, but for delivery vehicles, visitors and staff.
- The development does not include drop-off or short stay bays for taxis or medical vehicles where other public transport is sparse and not very accessible.
- The development will result in the intensification on local road networks due to the amount of development and new residents with vehicle trip uplifts, where there is already parking contrary to directions such as double yellow lines causing traffic issues. The calculations for vehicle trips and parking are based on data that is at least 6 years old and should be compared to Lawton Grange which is 2017 development with 34 spaces for 30 residents.
- The development and wider area lacks a safe crossing point on Hawthorn Street adjacent to the proposed development to serve the proposed more senior residents with the closest crossing point on Water Lane a long walk from the site.
- The development results in the loss of or damage to mature trees and hedgerows without sufficient justification or meaningful replacement planting.
- The development does not provide a suitable mix of homes as per relevant neighbourhood policy.
- The development represents overdevelopment as a culmination of all the above aspects.
- The development is not clear on how biodiversity gains will be met and how nature is impacted.
- The application provides inaccurate plans and information comparing the artists impression with the scale plans/elevations with regards to lawn areas and distances from fences/neighbouring structures.

2no. letters of support was received summarised as follows:

- The proposals have access to shops and facilities such as doctors/dentists and opticians which are benefits of the position of this new residential development.
- Consider points made in the application are sincere and not overstated.

Revised Scheme

Residents of Wilmslow – object to the proposals as follows:

- Insufficient provision of on-site parking.
- Design of the proposals appears monolithic and does not break up the massing by use of 2no. brick tones and adding brickwork to balconies only increases the massing. This is contrary to KS2 of the WNP.
- Lack of provision of on-site affordable housing.

4no. letters of objection have been received summarised as follows:

- The previous objections in terms of fundamental requirements for the site as set out in policy KS2 of the WNP have not been met for a mixed housing development.
- The Transport Statement does not highlight that parking provision on adjacent streets is extremely restricted and the parking demand should be assessed on local standards. The same points were cited for a similar type of development under application ref:23/0853M and appeal APP/R0660/W/23/3317173. Insufficient on-site parking provision that will lead to impacts on surrounding highway network.

- The scale and massing of the development is too much for this site at a key prominent location.
- The proposals would be overbearing due to their scale and cause loss of light to habitable rooms and cause a loss of privacy to rooms and gardens of immediate neighbouring development to Hawthorn Street and Beech Lane.
- Loss of trees adjacent to 27 Hawthorn Street is unacceptable due to loss of screening.
- The proposals would increase demand on existing infrastructure and services without due compensation.

1 no. letters of observation were received summarised as follows:

- Support the demolition of the police station and the erection of retirement living housing.
- Would not support the proposals if trees or the park were detrimentally impacted as a result of the proposals.

OFFICER APPRAISAL

Principle of the development

The site is located in Wilmslow, a Key Service Centre. Policy PG2 of the CELPS sets out that development of a scale, location and nature that recognises and reinforces the distinctiveness of each individual town will be supported to maintain their vitality and viability. Key Service Centres are where new development such as residential developments are directed towards due to the existence of existing infrastructure to support new uses. Policy KS2 of the WNP seeks the comprehensive redevelopment of these three neighbouring police, fire and ambulance stations including for residential development. The site lies just west of the Wilmslow Town Centre boundary immediately east across Hawthorn Street and as such is considered to be in a sustainable location suitable for residential development such as this, where multiple public transport facilities and services such as doctors, dentists and shopping exist in the immediate vicinity. It is considered that the principle of a new retirement/minimal support C3 residential use/development at this site is acceptable. The proposals would positively contribute to the demonstrable housing land supply as a site allocated in the neighbourhood plan as targeted for residential development. The loss of the existing building is considered acceptable noting the replacement Police Station within the wider site has been approved and is under construction.

Housing mix

Between them the listed policies and guidance seek that new residential development provide a mixture of homes that reflects the needs of the immediate location and allow for an ageing population and to create mixed communities.

During the course of the application concern was raised at the lack of masterplan supporting the proposals showing the wider fire and ambulance sites and how this relates with this development and that recently approved for the neighbouring police station as per KS2 of the WNP. Concern was also raised that the proposals did not present a mixed housing scheme including starter and affordable homes as per KS2 of the WNP.

The development is of major scale and as such an appropriate house type, tenure and mix is normally expected. Policy SC4 of the CELPS sets out the housing mix must mirror local needs and reflect the need to provide a variety of accommodations for differing life stages in sustainable area. HOU1 of the SADPD provides the following types/sizes/tenures of housing in

Table 8.1 as a starting point for housing mix assessment. Other relevant matters in the policy include a consideration of the local housing market and characteristics, character and design of the site and local area reflecting on the scheme's ability to accommodate a mix and range of housing.

Table 8.1 Indicative house type tenures and sizes

	Market housing	Intermediate housing	Affordable housing for rent
1 bedroom	5%	14%	26%
2 bedroom	23%	53%	42%
3 bedroom	53%	28%	20%
4 bedroom	15%	4%	10%
5+ bedroom	3%	1%	3%

Further to this SC5 Affordable Homes is also relevant and requires 30% of all units to be affordable in a split of 65% affordable/social rent and 35% intermediate affordable tenure. Policy KS2 of the WNP seeks the 'provision of a high-density residential development comprising a mix of starter homes, affordable housing and homes appropriate for those wishing to downsize'.

The proposals are presented as a fully market scheme with a surplus of £58,530 to cover all s106 obligations including affordable housing (for off-site delivery according to the applicant's Viability Appraisal). The proposals present a total of 52no. apartments: 27no. one-bedroom apartments and 25no. two-bedroom apartments. Taking this into account the affordable housing requirement for on-site provision would be 15.6no. units rounded up to 16no. units with a split of 10no. affordable/social rent and 6no. intermediate tenure units.

The Strategic Housing Officer has reviewed the proposals and does not object to them. They note that according to the current number of those on the Cheshire Homechoice waiting list with Wilmslow as their first choice is 578 broken down as follows also highlighting the specific need for over 55 housing and preferences:

	How many bedrooms do you require?				
First Choice	1	2	3	4+	Grand Total
Wilmslow	175	94	62	14	345

Over 55 Intermediate Demand

	How many bedrooms do you require?			
First Choice	1	2	3	4

Wilmslow	40	2	1	0
Totals for each bedroom type.	40	2	1	0

First Choice	What Type of Housing do you require?			
	Flat/Bedsit	Bungalow	Maisonette	House
Wilmslow	32	33	12	23
Totals for each bedroom type.	32	33	12	23

Taking into account this information it is considered that the proposals would present a mixture of one and two-bedroom units highlighted as specifically being in need for this particular age group. Whilst the proposals do not propose on site affordable units the Strategic Housing Officer does not object on the basis of the viability information presented, subject to confirmation of the results through independent review otherwise noting that the proposals meet a specific need.

In considering these points whilst the proposals do not present a complete mixture affordable or starter homes as per the KS2 policy they do provide homes for those wishing to downsize and also it is noted with regards to masterplanning that this is not possible given the different ownerships of the site. Cheshire Homechoice details represent the most up to date information regarding affordable home tenure demands in terms of these considerations. While the proposals would provide housing for the over 55's or those wishing to downsize in line with market mixture/type needs for the area, they fail to provide on-site affordable housing in line with policy requirements and therefore the proposals are contrary to H3 and KS2 of the WNP, HOU1 of the SADPD and SC5 of the CELPS, Housing SPD and Developer Contributions SPD.

Design and character

Between them the listed policies and guidance seek that new development is of an appropriate size, scale and design that is commensurate to the character of the area in which it would be situated, whilst championing higher quality design to enhance and improve the wider borough.

During the course of the application concerns were raised as to the siting, scale and design of the proposals being out of keeping with the character of the immediate area, too tall at three and four storeys and not reflecting the design brief within WNP policy KS2. Concern was raised that the proposals would be overdevelopment and read as too prominent when considered against buildings on Hawthorn Street and Little Lindow play area/green space to the frontage. Issue was also raised at the siting and amount of hardstanding for parking being placed in a position too close to Little Lindow green space and being too visible from Altrincham Road. Concern was raised as to the connection to Beech Lane / Hawthorn Street and the site for pedestrians.

HOU8 of the SADPD expects that new dwellings meet the NDSS, which is confirmed to be the case for this development, in most instances with the minimum spatial figures exceeded.

KS2 of the WNP sets out that this site is an important gateway along Altrincham Road towards the town centre core. In terms of design this policy specifically requests: the building line along Hawthorn Street and Beech Lane; that the site levels are respected; the principal frontage fronts onto the adjacent streets and Little Lindow open space; landscaping and perimeter curtilages

complete street frontages; preservation of all mature trees and parking hidden from Little Lindow views. In the paragraphs supporting this policy it states for building heights two to three storey dwellings along Hawthorn Street and three to four storey dwellings fronting Little Lindow and within main body of site complementing existing properties on Altrincham Road would be appropriate.

The proposals have been amended and the siting of the parking is now situated to the south of the proposed new building and is screened by the building itself, landscaping and existing ambulance station, as such addresses the issues with visibility from Little Lindow green and Altrincham Road. There is also an additional set-off of the building from the trees on Little Lindow green to the north allowing more space for the development to breathe and still retaining this existing natural screening. The site layout now accommodates 2no. pedestrian entry points from Beech Lane and Hawthorn Street leading to the entrance of the building and the new Police Station. The proposals have also incorporated adequate bin/recycling storage and plant storage within the main building with suitable vehicular pull in access both from its southern elevation via the car park, resulting in minimal additional built clutter in the wider site. The layout provides a good level of on-site external amenity space, whilst not impacting Little Lindow green space and play area immediately to the north. Site levels as per elevations and sections appear suitable though exact finished floor and ground levels can be secured via planning condition attached to any approval issued.

The building lines proposed are considered acceptable noting the stepped forward nature of existing police station building elevation along Hawthorn Street. The proposals also present a dual principal frontage to both the north and south elevations which have positive impacts to both the car park and Little Lindow frontages. The elevations are also of stepped four storeys with a relief in the elevations presenting three storey staggered bays allowing the fourth storey to be less dominant and consistent with the requirements of scale of policy KS2. The indicated materials on the elevations provided appear acceptable, though exact specifications of these including for railings and balconies will be subject to planning conditions should approval be recommended, also to include relevant sections of windows/doors reveals etc.

The Design Officer was consulted on the proposals and stated that revised scheme has resolved majority of previous design concerns regarding character and context covering materiality, scale, similarities or references to the proportions and ornamentation of neighbouring Victorian properties, its siting, orientation and use of features such as metal railings and recessed/projecting elements to break up form.

The Design and Highways Officers originally raised concern at the lack of legible 1.4m pedestrian pathway to serve this development from Beech Lane and also to provide a pedestrian route via this shared access to the neighbouring new Police Station (currently subject of a s73 variation of condition application). The revised site layouts for both of these neighbouring developments shows this route has now been provided at the expected standards using two tone and differing materials to assist with site navigation and safety noting the pathway runs across parking for the new retirement complex. The provision of this path on a prior to first occupation of the development basis will form a condition attached to any approval issued.

Other matters raised by the Design Officer were lack of consideration of green roofs/walls for the scheme as per LPS of the WNP and details of materials including use of metal framed

window to improve sustainability of the building. It is considered that this can be secured via use of planning condition attached to any approval issued.

As per policy EN7 of the SADPD for major residential developments at least 10% of energy needs should be provided via low carbon or renewable generation unless the applicant can clearly demonstrate having regards to design/type of development this is not feasible. In this instance it is considered feasible and therefore a condition is recommended to require the submission of this detail.

Taking into account the aforementioned points it is considered the proposals are in compliance with the listed policies and guidance regarding design and local character, subject to conditions.

Living conditions

Between them the listed policies and guidance seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality, surface water and groundwater, noise, smell, dust, vibration, soil contamination, light pollution or any other pollution which would unacceptably affect the natural and built environment, or detrimentally affect amenity or cause harm in terms of loss of privacy, sunlight and daylight, overbearing effect and traffic generation. Developers will be expected to minimise and mitigate the effects of possible pollution arising from the development itself, or as a result of the development (including additional traffic) during both the construction and the life of the development. Where adequate mitigation cannot be provided, development will not normally be permitted.

During the course of the application concern was raised that the development due to its siting, scale and orientation that it would detrimentally impact residential amenity with regards to overbearing impacts, privacy and overlooking for existing properties on Beech Grove, Hawthorn Street and Alma Lane.

The three-storey eastern elevation of the building is over 39m to existing house frontages on Hawthorn Street. There is 20m from its three storey southern elevation to existing side elevations on houses on Beech Lane, and a minimum of 47m from its fourth storey elevation to existing rear elevations of houses on Beech Grove and 50m from rear elevations on existing houses on Alma Lane. These all meet the minimum recommended spatial distance standards between development highlighted in policy HOU13 of the SADPD to ensure privacy, outlook, light and amenity is protected for existing neighbours. In terms of amenity impacts on future occupants of the building all distance standards are met there also, including for the extant permission for the new police station to the south, plus the existing ambulance and fire stations. Due to the set off of the building from surrounding form it is not considered it would cause overshadowing or loss of light.

In terms of contaminated land the application is supported by a Phase I assessment. Environmental Health Officers raised no objection subject to conditions. Whilst conditions were historically requested from Environmental Health Officers to secure ultra-low emission boilers and electric vehicle (car) charging points, as these are now secured separately to the planning process due to amendments to Building Regulations, they no longer meet the tests for the use of planning conditions to include these as part of any approval issued. To ensure amenity protection regarding odour, details of the bin stores will be secured via condition.

Subject to conditions it is considered that the development is in compliance with policies and guidance covering living conditions and pollution protection.

Highway safety and parking

Between them the listed policies seek to deliver safe, sustainable, high quality, integrated transport systems that encourage a modal shift away from car travel to public transport, cycling and walking; supportive of the needs of residents and businesses and preparing for carbon free modes of transport. They also seek to secure safe access and protect and maintain public rights of way and enhance them where detrimental impacts require mitigation or allocations indicate.

During the course of the application objections were received from local groups and the public with regards to detrimental impacts as a result of the development on highways safety and parking as a result of the parking and access proposed to service the site, which was considered to be in an area which is reported to experience existing issues regarding both topics.

The site is within Wilmslow, a Key Service Centre location as defined in policy PG2 of the CELPS. Appendix C of the CELPS states for C3 use in a Key Service Centre that for one-bedroom units 1no. parking space and for two-bedroom units 2no. spaces are required, with the dimension of spaces to be at least 4.8m x 2.5m. 1no. secure cycle parking space per dwelling would also be required. Appendix C also lists that good circulation in car parks is an important factor in ensuring the safety of pedestrians moving to and from their vehicles, as such aisle widths should be set at a minimum of 6.9m for two-way routes and one-way routes 6m, to allow ease of movement to/from spaces without unnecessarily impeding pedestrians and other vehicles.

Taking into consideration the recommended parking standards this development would generate a requirement of 77no. vehicular parking spaces (27no. for the one-bedroom units and 50no. for the two-bedroom units) and 57no. secure cycle parking spaces. The development includes 36no. vehicular parking spaces, an under-provision when assessed against Appendix C recommended requirements. The proposals also include use of the existing site access off Beech Lane and introduction of pedestrian pavement connection to the existing infrastructure. It is considered that secure cycle parking for the development can be secured by planning condition.

The application is supported by a Transport Statement. This statement has not been updated since the original submission as such refers to incorrect levels of on-site parking provision now proposed. Notwithstanding this their statement concludes that based on similar retirement living schemes a traffic generation of 1.54 trips per apartment were recorded for a standard 12-hour day (7am-7pm) with approximately 43 arrivals and departures during this period, around 14no. trips per hour two-way. In Table 8.1 of the Transport Statement for their surveyed retirement complexes a peak parking demand per apartment was 0.47 spaces. For a ratio of 52no. proposed apartments served by a proposed 36no. parking spaces the proposed parking provision ratio for this scheme is 0.69 spaces per apartments, which the applicant suggests demonstrates that the under-provision against policy is justified given real life examples of similar schemes that have been successful and provided appropriate parking less than recommended standards. The Transport Statement also argues that as people get older, car ownership drops with a clear link between entering sheltered housing and giving up car ownership. They also cite the close proximity of existing bus stops on Altrincham Road and

Water Lane within walking distance of the site to provide good opportunities for sustainable transport uptake and otherwise stating the site to be sustainably located for access to existing facilities on foot to the east within Wilmslow town centre. The Statement includes an example of Travel Pack to be issued to future residents of the development to encourage and highlight sustainable transport options in the vicinity.

This has been reviewed by the Highways Officer who raises no objections to the development. They consider that there is no objection to the use of the existing access off Beech Lane. However, they note that the dual access for the Police Station is not good practice due to number of daily movements to and from the station through the single access but acknowledge that the redesigned layout minimises this conflict between the residential car park as the majority of parking spaces for this development are to the west of the new Police Station access. The Officer also notes that there will be a separate footway on the southern side of the access providing access to the Police Station entrance. They comment that whilst they do not consider the dual access for the two neighbouring uses to be good design there are no technical highway reasons to object to the proposed access arrangements and as such, they raise no objections. They also raise no objections to the parking provision proposed noting similar reduced provisions have been accepted on a case-by-case basis for such development as argued for and accepted here. They seek the provision of secure covered cycle parking to meet recommended Council standards and a Travel Pack for residents of each apartment highlighting transport options and routes nearby covering sustainable transport modes to be submitted for review on a prior to occupation basis.

Subject to conditions it is considered that the proposals are in compliance with the policies and guidance covering highways safety and parking.

Trees and hedgerows

Between them the listed policies and guidance also seek to protect the continued health and life expectancy of trees, hedgerows or woodlands and where loss of or threat to them is proposed development will not normally be permitted unless there are clear overriding reasons for allowing development and that there are no suitable alternatives. These policies and guidance also seek to protect and enhance landscape character. Where such impacts are unavoidable, development proposals must satisfactorily demonstrate a new environmental gain by appropriate mitigation, compensation or offsetting.

During the course of the application concern was raised that the siting of the building would cause damage to or loss of the mature trees to Little Lindow green.

The application is supported by a Tree Protection Plan which indicates that 8no. trees to the east and south of the development are to be lost to facilitate the development, these include a group of Cherry trees, 2no. Norway Maple and 3no. Silver Birch. In comparison to the original scheme the proposals have been set back away from the canopy and root protection areas of the English Oak, Norway Maples, Sycamore, Limes, Rowans and Beech trees to the north of the site beyond the red edge on Little Lindow. This allows for less immediate and future conflict between the trees and new development in terms of pressures to prune/crown lift etc. with regards to leaf littering/loss of light in respect of residential amenity of future occupants and the ongoing preservation of these key trees both in landscape, visual amenity and nature conservation terms.

The Forestry Officer has reviewed the proposals and notes that compared with the original layout where concern was raised at the proximity of the building and its hard landscaping with the key character/quality trees off site to the north forming part of Little Lindow open space, that the current layout is an improvement. The new layout provides increased separation from these trees. In terms of the impact of the development on other trees they note Section 7.3 of the Impact Assessment states that; *services and utility installation can be sited remote from trees but if they do need to be located within root protection areas specialist measures can be deployed for their installation to minimise harm to retained trees*. It is noted that the revised proposed drainage layout (rev P02 dated 22/76/2024) suggests that conflicts will arise with trees shown for retention in particular with regard to the east side of the scheme where the Proposed Foul Water Drainage will pass directly between, and through the RPAs of trees T7, T8 and T9. The drainage plan also indicates a sewer diversion to the south of the site edged red of this application which appears to present conflicts with off-site trees shown for retention with approved application 23/0219M. The submitted Landscape Layout (2859-03-LA-4296-101-E) suggests that tree T7 will be removed to accommodate new hard standing. The landscape plan does show the location of new footpaths and hard standing and is annotated to indicate areas where no dig construction will be required, however this level of detail should also feature on the tree protection plan. At this time, they consider there to be conflicting information to understand the impact on trees given the discrepancies between the plans listed and as such this should be addressed, and an appraisal carried out regarding the feasibility of their retention.

Further to this the applicants' agent has confirmed that T7 will be lost to facilitate the works however T8 and 9 will be retained. Notwithstanding this the updated Tree Protection Plan, Tree Survey, Landscape Layout and Drainage Layouts still have conflicting information with no additional clarification provided to satisfy the concerns as raised by the Tree Officer as to the loss of T7 in totality and potential RPA impacts of T8 and T9. Though the trees are not formally protected they add visual interest and green screening to the site and their retention and re-consideration of drainage layout should be thoroughly investigated as trees are a finite resource and as retention of them is preferable to mitigatory new planting which takes time to re-establish. It is considered that conditions to secure this information and related updated drainage/landscaping layouts is an appropriate way forward. Subject conditions it is considered that the development is in compliance with the relevant tree and hedgerow policies of the development plan.

Landscape character and open space

The listed policies and guidance seek that all development conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness. In terms of open space and green infrastructure these policies also seek that all major development should provide open space as a matter of good design and to support health and well-being. The provision of open space will be sought on a site-by-site basis, taking account of the location, type and scale of development, with the presumption for residential development that this be provided on-site, though off-site provision may be acceptable in limited instances where this meets the needs of the development and achieves a better outcome in terms of open space delivery. This would involve payment of a commuted sum to the council and would involve long term delivery, maintenance and management scheme over a 20-year period.

Concern was raised during the course of the application that the development constituted overdevelopment with a lack of on-site provision of private amenity space and had a

landscaping scheme that did not reflect the character of the area and the location next to the Little Lindow open space. This included concerns from the ANSA Greenspace about the impact of the scale and siting of the building close to the recently enhanced Little Lindow greenspace in terms of amenity impacts on residents from use of the play spaces/kick about and in terms of social pressures on the characterful row of trees within the space off-site and interaction with the occupants who would occupy this northern elevation. Concern was also raised at the siting of the private amenity areas to the north in a shaded position and that pathways and routes through the site were narrow and did not reflect needs of likely residents.

During the course of the application the scheme has been revised multiple times and has significantly reduced the massing, size and scale of the building which is now considered to be commensurate with other buildings in the area and reflects the KS2 allocation in the WNP on this basis. The siting of the building and locations of patios, pathways etc. has also been revised to address objections originally raised by the Forestry Officer in terms of physical siting of the northern elevation and associated foundation works/topographical differences which did conflict with root protection areas. The layout has much improved this relationship between the building and this row of northern off-site trees within the Little Lindow green space and is considered to no longer create physical conflict (subject to recommendations for tree protection during demolition/construction as highlighted) and due to the additional set off of nearly 10m from trunks of these trees and northern elevation. This now has much reduced potential for social conflicts of future residents' concerns regarding shading, leaf litter and obstruction of view (albeit this is not a planning matter). To this end, it is not considered there are social or functional relationship concerns regarding the siting or scale of the building on the existing open/green space Little Lindow.

The site provides approximately 1298sqm of combined on-site amenity space with some of this private ground floor terrace areas serving ground floor apartments. This offers a linear pathway with new planting, hedgerows, shade tolerant wild-life garden seating areas and pergola with green roof, growing area and replacement trees. It is not considered further amendments to the layout are necessary noting vast improvements have been made taking into account other aspects of the allocation policy KS2 to ensure hardstanding for parking does not front Little Lindow or Altrincham Road and to ensure privacy amenity distances from neighbouring properties. Notwithstanding the comments from the ANSA Greenspace Officer it is considered that the on-site space and siting reflects the context and needs of residents, and noting that the site is also suitably located immediately adjacent to an existing area of open space. In this instance off-site provision of open space, outdoor sport, allotments and green infrastructure to supplement that on site is considered appropriate via means of financial contributions discussed in the coming section of this report. The landscaping scheme appears generally appropriate from that indicated on plans including planting, hardstanding and boundary treatments, however taking into account comments from the Design Officer and some elements of specifications such as pergolas, growing areas, fencing and gates not being provided and outstanding clarification on tree retention/planting mitigation conditions are recommended to secure these additional details.

To this end the proposals are not in compliance with policies SD1, SD2, IN1, IN2, SC1, SC2, SC3, SE1 and SE2 of the CELPS, GEN1, REC2, REC3 of the SADPD, LPS2, CR4, KS1 and KS2 of the WNP.

Nature conservation and biodiversity

The listed policies of the development plan and guidance seek that all development must aim to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests, instead planning for net gains. Where appropriate, conditions will be put in place to make sure appropriate monitoring is undertaken and make sure mitigation, compensation and offsetting is effective.

The proposals are supported by Preliminary Ecological Assessments, Bat Survey and Biodiversity Enhancement Gain Metrics etc. In terms of bats the findings concluded that the existing building did not record bats roosting at the survey time, but that the building had moderate roosting potential for them. The habitats on site provide negligible quality habitat for foraging and commuting bats however there are suitable habitats in the immediate vicinity to the north of the site. In terms of biodiversity net gain it is stated that the development currently results in a gain of 0.16 biodiversity area units a total net gain of 28.54% biodiversity area units. The development is said to have zero terrestrial habitat linear units but is proposed to create an additional 0.85 units. Their statements recommend that the proposals include integrated bat and bird boxes, insect hotels, log piles and hedgehog houses to further improve biodiversity within the proposed development. They also conclude that a landscape/ecological management plan should be produced with details of how habitats will be created, enhanced, maintained and monitored following the completion of the development covering a period of 30 years post development.

This has been reviewed by the Nature Conservation Officer who raises no objections subject to conditions. Subject to these conditions it is considered the proposals are in compliance with listed policies and guidance covering nature conservation and biodiversity.

Flood risk and water management

Between them the listed policies and guidance seek that developments must integrate measures for sustainable water management to reduce flood risk, avoid an impact on water quality and quantity within the borough and provide opportunities to enhance biodiversity, health and recreation. New development must be designed to be safe, taking into account the lifetime of the development and the need to adapt to climate change, seeking improvements to current surface water drainage network and be designed to manage surface water noting it is not sustainable to drain surface water to public sewers. New development should incorporate water efficiency measures.

The site is not located within an existing area known for surface or fluvial flood risk - both noted as very low risk on gov.uk flood risk mapping, it is Flood Zone 1. 225mm and 300mm diameter surface water sewers pass south through the site discharging at the south-west corner of the site as outflow into a culverted watercourse. Surface water from the wider Ambulance and existing Police station is said to discharge into the culvert at an unrestricted rate.

The proposals include a Drainage Layout which includes the diversion of the existing public sewer through the site running north to south close to the western boundary with easements either side, new foul water drainage connecting to the combined sewer on Hawthorn Street and the surface water drainage is proposed to collect through a series of new pipes, cellular crate storage under the car park that connects to the new police station drainage system which then discharges towards existing watercourse. It appears the foul connection leads to loss of at least one or two trees marked as retained elsewhere in tree survey information in group T7-T9 and thus would require future update and explanation. It is noted that between this scheme and that

as approved for the new Police Station to the south that these no longer match one another, an important factor given they are proposed to connect to one another at least for surface water drainage and the movement of an existing culverted watercourse. It is advised that a S73 variation of condition application ref: 24/2661M for the new Police Station, has been submitted seeking alternative consideration of a drainage scheme for that site.

The application has been reviewed by the LLFA who originally raised a holding objection seeking the submission of an FRA due to the major development size of the application, revised drainage strategy following SuDS considerations of biodiversity and amenity, attenuation tank maximum weight loading and depths and topographical map covering existing and proposed finished floor and ground levels for the development. The applicant has provided updated Drainage Layouts and associated calculations which have been forwarded to the LLFA for review and their comments will be reported as an update.

It is noted that whilst United Utilities have not responded to the revised scheme, they had no objection to the larger original scheme subject to conditions to secure further detailed drainage considerations. As there are discrepancies between the plans in this submission, uncertain impacts on trees and also that of the wider connection to the neighbouring new Police Station site, subject to LLFA updated comments conditions are likely to be suitable to secure a coherent set of drainage information taking into account related elements such as landscaping/tree protection and retention.

Infrastructure and planning obligations

The proposals are of major scale and due to its size and type of development will result in impacts to existing infrastructure such as NHS facilities, affordable housing, open space, outdoor recreation and sport, allotments and green infrastructure asset out in the Developer Contributions SPD and related policies as listed in the local plan.

- **Play and amenity com sums** are calculated on the basis of £1173.41 per bed space (up to a maximum of 2no. bedspaces). To be used at Little Lindow, Lindow Common, Carnival Field and The Carrs. Totalling – 27 x one bedroom apartments @ £31,682.07 and 25no x two bedroom apartments @ £58,670.50 = **£90,352.57**
- **Allotments** are £293.35 per apartment to be used at allotments and community gardens within Wilmslow. Totalling - 52no. apartments = **£15,254.20**
- **Green Infrastructure** connectivity is £586.70 per apartment to be used at Carnival Field, Lindow Common and The Carrs. Totalling – 52no. apartments = **£30,508.40**
- **Recreation and outdoor sport** is £782.25 per bed space (up to a maximum of 2no. bedspaces). to be used in line with the councils adopted Playing Fields and Outdoor Sports Strategy. Totalling – 27 x one bedroom apartments @ £21,120.75 + 25 x two bedroom apartments @ £39,112.50 = **£60,233.25**
- **NHS Estates** financial contributions towards Wilmslow Health Centre improvement covering: creation of clinical/administrative space internally from previous void spaces; basement conversion for creation of clinical rooms and/or admin space and minor extension to car park. £612 per one bedroom unit and £875 per two bedroom unit. £612 x 27 = £16,524 + £875 x 25 = £21,875 totalling **£38,399.**
- **Affordable housing** totalling 16no. units (on site) with a split of 10no. affordable/social rent and 6no. intermediate tenure units highlighted as *Social Rented or Affordable Rented, 4x 1-bed flats, 3x 2-bed houses, 2x 3-bed houses, 1x 4-bed house and*

Intermediate - 1x 1-bed flat, 3x 2-bed houses and 2x 3-bed houses or financial contribution towards off-site affordable housing projects of £2,715,757.

- **Total overall financial contributions/planning obligations £234,752.42 and 16no. on-site affordable units or off-site provision of £2,715,757 towards affordable units.**
- **Total financial contribution of £2,950,509.42.**

Viability

The applicants have submitted a Financial Viability Appraisal (FVA) by Alder King dated August 2023 which has been supplemented by additional evidence following the revisions to the scheme in July 2024. The surplus or residual monies from this are what the applicants seek to use towards off-site affordable housing, outdoor sports, open space, recreation, green infrastructure, allotments and NHS facilities requirements generated as a result of the development.

This has been independently reviewed on behalf of the LPA by Keppie Massie. Keppie Massie noted that the FVA suggested the application scheme was only sufficiently viable to support a total s106/affordable housing contribution of £58,350. They noted that in the FVA there were three main areas of difference between the applicants and the reviewers' calculations these covered: Benchmark Land Value, construction costs and debit rate. Discussions were held between the applicant's valuers and Keppie Massie and agreements were reached to form a reasonable position in viability terms regarding the quantum of s106/Affordable Housing Contribution that could be supported by the application scheme. The result is that a total sum of £1,115,000 is available from the applicant for all s106/Affordable Housing Contributions. Keppie Massie conclude that if all other s106 contributions were paid (table 1.1 of their assessment) at £234,752.42 this would leave a balance of £915,247 for affordable housing, which would equate to an affordable housing provision of 10.11%. Keppie Massie highlight that if the entire contribution were used for affordable housing then the percentage provision would increase to 12.32% against a policy requirement of 30%. It should be noted that there will be a clawback arrangement within any s106 if approval is recommended and subsequently issued, in accordance with the Development Contributions SPD and other related policies such as GEN7 of the SADPD. This is to enable any surplus funds to be recovered and so increase the final affordable housing contribution.

Taking into account the results of viability appraisals the development fails to be in compliance with policies and guidance covering planning obligations and financial contributions to off-set impacts of the development on provision of services, affordable housing and infrastructure, as it does not cover the full extent of the obligations/contributions generated.

Other material considerations:

Whilst the Council can presently demonstrate a housing land supply of 11.2 years, the development would support the re-use of a previously developed/brownfield site immediately adjacent to the Wilmslow Town Centre boundary in a sustainable location on a key site for redevelopment as highlighted in the WNP. Further to this the Strategic Housing Officer notes that there is a need for one and two-bedroom homes as proposed for older persons wishing to downsize within the settlement boundary of Wilmslow. In their response they note that subject to conclusion of viability review that it were not possible to provide the 16no. mixed tenure and type of housing as highlighted, they would not object on this basis. In addition, the proposals are considered to be well-designed responding to the immediate context and would form a good

relationship with the wider new Police Station development it directly links with. On balance given these points and as in excess of £1.1m of financial contributions can be secured to support all s106 contributions covering NHS, Outdoor Sport and recreation, Green Infrastructure, Allotments and Play space completely and the remaining amount towards off-site affordable housing securing a 10.1% provision, that there are material considerations weighing in favour of supporting and recommending the approval of the development in this instance. On this occasion it is considered best to secure all of the other s106 contributions noting the impacts on these infrastructure/services were highlighted as areas of concern for the community alongside affordable housing provision, thus splitting it as recommended would secure the most widely felt benefits to the community should the scheme be approved. This would also be subject to securing a S106 agreement with a clause to cover the requirements of policy GEN7 Recovery of planning obligations reduced on viability grounds of the SADPD as highlighted by Keppie Massie in their report.

Heads of Terms

In the event of an approval, an s106 agreement will be required to secure the following:

- A financial contribution to secure play and amenity space improvements totalling **£90,352.57** to be used at Little Lindow, Lindow Common, Carnival Field and The Carrs.
- A financial contribution to secure improvements to Allotments of **£15,254.20** to be used at allotments and community gardens within Wilmslow.
- A financial contribution to secure Green Infrastructure connectivity totalling **£30,508.40** to be used at Carnival Field, Lindow Common and The Carrs.
- A financial contribution to secure Recreation and outdoor sport improvements totalling **£60,233.25** to be used in line with the councils adopted Playing Fields and Outdoor Sports Strategy.
- A financial contribution for NHS Estates totalling **£38,399** towards Wilmslow Health Centre improvements covering: creation of clinical/administrative space internally from previous void spaces; basement conversion for creation of clinical rooms and/or admin space and minor extension to car park.
- A financial contribution for off-site affordable housing totalling **£915,247.**
- A clawback arrangement in accordance with the Development Contributions SPD and other related policies such as GEN7 of the SADPD to enable any surplus funds to be recovered and so increase the final affordable housing contribution.

CIL Regulations

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

This scheme, via planning policy triggers the requirement to provide play and amenity space improvements, allotments improvements, green infrastructure improvements, recreation and outdoor sport improvements, NHS estates facilities improvements and as a result of the

conclusion of viability appraisal works financial contributions towards off-site affordable housing.

As these provisions relate to either policy provision and / or identified need, it is considered that these requirements are necessary, fair and reasonable in relation to the development. The s106 recommendation is therefore considered to be compliant with the CIL regulations 2010.

Conclusion

Whilst the proposals would not comply with policy SC5 Affordable Homes of the CELPS as no on-site affordable housing is to be provided, on balance, following the conclusion of viability appraisals and review of material considerations, it is therefore recommended the application is approved subject to conditions and a s106 agreement to secure all NHS, Outdoor Sport and recreation, Green Infrastructure, Allotments and Play space and reduced financial contributions towards off-site affordable housing provision and a review of the viability of the scheme.

Approve subject to prior completion of a s106 agreement to secure the following:

- A financial contribution to secure play and amenity space improvements totalling **£90,352.57** to be used at Little Lindow, Lindow Common, Carnival Field and The Carrs.
- A financial contribution to secure improvements to Allotments of **£15,254.20** to be used at allotments and community gardens within Wilmslow.
- A financial contribution to secure Green Infrastructure connectivity totalling **£30,508.40** to be used at Carnival Field, Lindow Common and The Carrs.
- A financial contribution to secure Recreation and outdoor sport improvements totalling **£60,233.25** to be used in line with the councils adopted Playing Fields and Outdoor Sports Strategy.
- A financial contribution for NHS Estates totalling **£38,399** towards Wilmslow Health Centre improvements covering: creation of clinical/administrative space internally from previous void spaces; basement conversion for creation of clinical rooms and/or admin space and minor extension to car park.
- A financial contribution for off-site affordable housing totalling **£915,247.**
- A clawback arrangement in accordance with the Development Contributions SPD and other related policies such as GEN7 of the SADPD to enable any surplus funds to be recovered and so increase the final affordable housing contribution.

And the following conditions:

1. 3 year implementation
2. Development in accordance with approved plans
3. Materials to be submitted on a prior to erection of walls above ground level basis including: walls; roof; balcony railings; windows; doors; cladding; rainwater goods etc.
4. Sectional details of windows and doors to be provided.
5. Sectional details of brick courses and detailing to elevations.
6. Details of 10% energy efficiency/generation scheme to be submitted
7. PD removal of means of enclosure, access and hardstanding.
8. Details of external lighting to be submitted
9. Secure cycle parking spaces details for 52no. cycles to be submitted.
10. Vehicular parking and secure cycle parking spaces to be provided.
11. Travel Plan and Travel Pack for sustainable transport options to be submitted

12. Construction management plan to be submitted.
13. Phase II ground assessment submission and remediation strategy;
14. Verification report to be submitted;
15. Testing of soils prior to importation;
16. Reporting of previously unidentified contaminated land.
17. 1.4m wide minimum pedestrian route from Beech Lane serving this and neighbouring site to be provided.
18. Updated Tree Survey and Tree Protection Plan submission to mirror removed trees and drainage/landscaping layouts to be submitted.
19. Landscaping scheme to be submitted including boundary treatments and sub-station details.
20. Landscaping implementation
21. Biodiversity enhancement strategy to be submitted
22. Protection of nesting and breeding birds during season.
23. 30-year landscape and ecological management plan to be submitted
24. Detailed drainage strategy to link with the new police station to the south to be submitted and implemented.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add Conditions and/or Informatives or reasons for approval prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chair of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

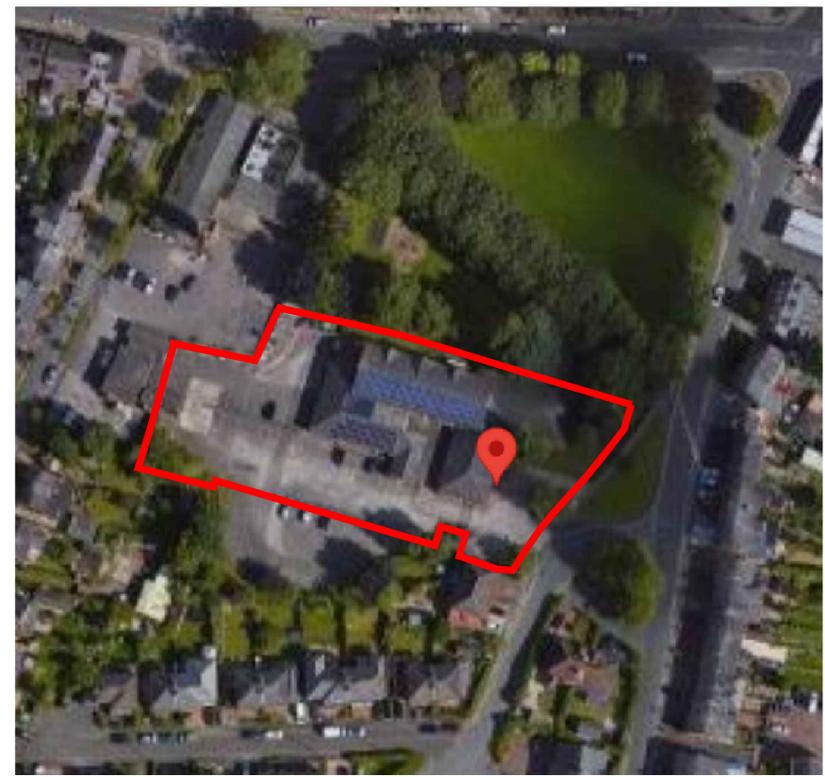


23/0657M

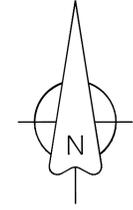
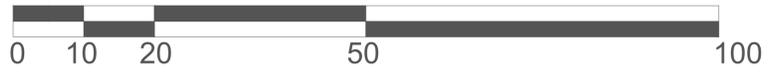
Wilmslow Police Station,
HAWTHORN STREET,
WILMSLOW,
SK9 5HQ



Site Location 1:500



Aerial View (NTS)



MCCARTHY STONE
Life, well lived

Project Title
Retirement Living Apartments
Beech Lane
Wilmslow

Drawing Title
Site Location Plan

Scale 1:500@A1 Date 22.06.2022
Drawn PD Checked
Drawing No.
NO-2859-3-AC-0001

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Play Area

PLAN LAYOUT: SCALE 1:1250
 Post Code: SK9 5HQ
 Easting: 384185
 Northing: 381041

ce Station



LATEST POLICE ESTATES SITE LAYOUT AS OF 08 AUGUST 2024

ALL PROPOSED LEVELS IN THIS VACINITY HAVE BEEN BASED ON EXISTING LEVELS TO THE EXISTING SUB-STATION/DOORS AND BUILD SURROUND. NO CHANGE TO THESE ARE TO BE MADE WITHOUT THE EXPLICIT APPROVAL OF THE DESIGN ENGINEER.

HATCHED AREA DENOTES EXTENT OF EXISTING PUBLIC FOOTPATH TO BE REPLACED, REL-ALIGNED & RE-LAID TO LEVELS TO SUIT BOTH EXISTING PUBLIC FOOTPATH AND TACTILE PAVING, ALONG WITH THE PRIVATE FOOTPATH FROM THE DEVELOPMENT UNDER THE ANTICIPATED SECTION 278 HIGHWAY WORKS WITH CHESHIRE EAST COUNCIL HIGHWAYS.

SITE LAYOUT: SCALE 1:200
 Post Code: SK9 5HQ
 Easting: 384185
 Northing: 381041

REVISIONS

Rev.	Date	By
A	28-07-2022	DMS
B	20-07-2023	DMS
C	04-09-2023	DMS
D	12-08-2024	DMS
E	20-09-2024	DMS

KEY:

Site Boundary 0.453Ha	
Proposed Finished Floor Level - Apartments	FFL 77.950
Proposed Level	x78.000
Proposed Gradient	1:100
Additional Brickwork and height	BWK75mm
Retaining Wall above ground level	RW600
Drainage Channel	ACO Channel
Dropped Crossing	DC
Taper Kerb	TK
Proposed Batter	
Existing Contours	

Project Title
 Wilmslow Police Station
 Hawthorn Street
 Wilmslow
 Cheshire
 SK9 5HQ

Drawing Title
 Proposed External Levels
 Layout

Scale 1:200@A1 Date 28 July 2022
 Drawn DMS Checked .
 Drawing No. McC&S-HS-W-DEV-100-001 E

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Trees on land at Wilmslow Police station, Beech Lane, Wilmslow

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)			No. stems	Height of first branch (m)	Height of first branch (m) above ground level	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS5398	Root protection radius (m)	Root protection area (sq m)
			N	E	S	W	Single Stem	2-5 stems	More than 5 stems									
1	Norway maple	9	4	3	4	3	31		2	2W	S	C1	>10	Small tree growing in raised planter. Squat form due to confined rooting environment.	Crown lift to 3m above ground level.	3.72	43	
2	Silver birch	13	4	4	5	5	40		2	2S	S	C2	>10	Growing within confines of raised planter.	Remove.	4.80	72	
3	Silver birch	14	5	4	5	3	35		2	2E	S	C2	>10	Growing within confines of raised planter.	Remove.	4.20	55	
4	Silver birch	5	0	1	3	1	11		2	2S	Y	C1	>10	Small suppressed tree growing in planter.	Remove.	1.32	5	
5	Silver birch	15	6	3	6	6	43		2	2S	S	C1	>10	Established tree growing in lawn to front of building. Tight union between stems at circa 4m above ground level liable to failure in future years.	Remove.	5.16	84	
6	Norway maple	12	3	4	3	2	26		2	2SE	S	C1	>10	Small tree growing in lawn to front of building. Poor union at circa 2m above ground level liable to failure in future years.	Remove.	3.12	31	
7	Rowan	10	2	2	3	3	29		1.8	1.8S	S	C2	>10	Part of a group of trees but all trees compromised due to lack of space.	Remove.	3.48	38	
8	Purple Norway maple	13	3	4	3	5		11	1.5	1.5SW	S	C2	>10	Part of a group of trees but all trees compromised due to lack of space. Tight union between stems and just above ground level liable to failure in future years.	Prune to provide 2m clearance from proposed building.	4.22	56	
9	Norway maple	13	5	6	6	2	44		1.5	1.5S	S	C2	>10	Part of a group of trees but all compromised due to lack of space. Poor fork formation at circa 1.5m above ground level liable to failure in future years.	Remove.	5.28	88	
10	Rowan	5	2	2	2	14			1.2	1.2N	S	C1	>10	Small tree growing in verge alongside road.	Remove.	1.68	9	
11	English oak	17	4	7	9	8	53		2	2W	E	A2	>40	One of a row of trees growing in adjoining park.	Remove.	6.36	127	
12	Norway maple	14	3	3	6	4	36		2	2W	S	B2	>20	Contributes toward a collection of trees within park.	Remove.	4.32	59	
13	Norway maple	10	1.5	3	6	4	19		2	2S	S	C2	>10	Contributes to a collection of trees within park.	Remove.	2.28	16	
14	Sycamore	18	7	7	9	6	94		6	6W	M	A2	>40	Larger component of tree stock within park. Some large sections of deadwood within crown.	Remove.	11.28	400	
15	Lime	17	6	3	5	6	75		0	-	M	A2	>40	One of the larger trees within the park. Main stem covered in ivy. Base of tree surrounded by dense basal shoots.	Remove.	9.00	235	
16	Rowan	9	3	2	2	22			2	2N	S	B2	>20	Contributes toward trees within park along boundary of site.	Remove.	2.64	22	
17	Rowan	10	3	2	3	24			2	2N	S	B2	>20	Contributes toward trees within park along boundary of site.	Remove.	2.88	26	
18	Lime	12	6	3	6	55			4	4W	E	B2	>20	Contributes towards trees within park. Base of stem surrounded with dense basal shoots preventing thorough inspection.	Remove.	6.60	137	
19	Rowan	10	3	2	4	16			2	2N	S	C2	>10	Small tree within park. Suppressed by adjoining larger trees.	Remove.	1.92	12	
20	Lime	17	7	5	7	71			4	4S	E	A2	>40	One of the larger trees within the park. Base of tree surrounded in dense basal shoots preventing thorough inspection.	Remove.	8.52	228	
21	Pair of beech	17w	6w	45w					2	2S	S	C2	>10	Pair of close growing trees forming a contiguous crown. Some branches resting on boundary wall. Both trees have particular tight unions that on these species, particularly prone to failure. Trees unsuitable to long term retention within the park.	Remove.	5.40	92	
22	Copper beech	16	6	3	7	68			4	4NW	E	A2	>40	Stands at end of row of trees along the northern boundary of site. Contributes to park.	Remove.	8.16	209	
23	Group of larch	7w	3w	30w					2	2N	S	C2	>10	Group of trees growing in corner of site. All unrooted in ivy.	Remove.	3.60	41	



- NOTES**
- This tree survey information has been prepared for planning purposes only. Additional detail will be needed for foundation design.
 - The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
 - Scale for planning purposes only.
 - All dimensions to be checked on site.
 - The copyright of this document resides with Keen Consultants unless assigned in writing by the company.
 - Details shown on this drawing are devised with reference to BS5837:2012: Trees in relation to design, demolition and construction - Recommendations.
 - Check if Tree Preservation Order or Conservation Area protection applies to trees before undertaking tree works.
 - Utility Survey based on Survey Operations drawing number 21L044/001.
 - Where trees were not identified on the topographical survey they have been plotted by eye.
 - Proposed Site Plan based on AEW Drawing No. NO-2859-3-AC-0505 Rev P09.

KEY

- Existing site features
- Proposed structures
- Trees retained (Green-coloured line indicates extent of canopy)
- Trees for removal (Red-coloured dash line indicates extent of canopy)
- 2.0m high barrier as detail in Figure 1
- Area of ground protection as detail in Figure 2

KEY TO TREE SCHEDULE

Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem Dia	All measurements conform to Annex C of BS 5837:2012
	Single stem - Stem diameter in centimetres measured at 1.5m above ground level.
	Multi-stemmed tree with 2 to 5 stems - Diameter of each stem
	Multi-stemmed tree with more than 5 stems - Average stem diameter and number of stems
Height of crown clearance	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth
Abbreviations as suffix to a dimension	Suffix 'w' denotes an estimated dimension
Age Class	Suffix 'av' denotes an average dimension
	Age Class definitions: Y = Young, S = Semi-mature, E = Early mature, M = Mature, O = Over mature
Category grading and Estimated remaining Contribution (yrs)	Summary of BS 5837: 2012 categorisation:
	1. Trees unsuitable for retention: U = those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years
	2. Trees to be considered for retention: A1, 2 or 3 = trees of high quality (substantial contribution >40 yrs)
	B1, 2 or 3 = trees of moderate quality (significant contribution >20 yrs)
	C1, 2 or 3 = trees of low quality (but adequate, i.e. >10 yrs or young trees - until new planting can be established)
Estimated remaining contribution	Note: Useful estimated remaining contribution of the tree or tree group based on figures stated in BS5837:2012
Condition	Brief description including physiological and structural defects
Tree Works	Works required to be undertaken to the trees to facilitate the construction of remediate a defect encountered during the survey
Root Protection Radius	Radius of minimum root protection area in metres
Root Protection Area	Radius of minimum root protection area extrapolated from root protection radius

G	Tree 7 shown for removal	20.09.24
F	Latest layout overlay	12.09.24
E	Latest layout overlay	22.07.24
D	Latest layout overlay	06.09.23
C	Tree 7 retained	16.08.23
B	Latest layout overlay	20.07.23
A	Tree survey updated & latest layout overlay	07.02.23
O	Preliminary issue	19.12.22

Rev	Description	Date

KEEN CONSULTANTS
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keenconsultants.co.uk

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Registered office: 4 Sudley Road, Bognor Regis, West Sussex, PO21 1EU

Client
McCarthy Stone

Project
LAND AT WILMSLOW POLICE STATION, BEECH LANE, WILMSLOW

Title
TREE PROTECTION PLAN

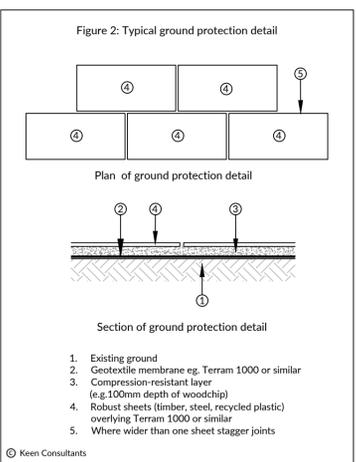
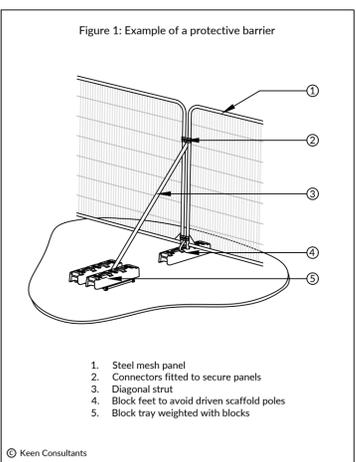
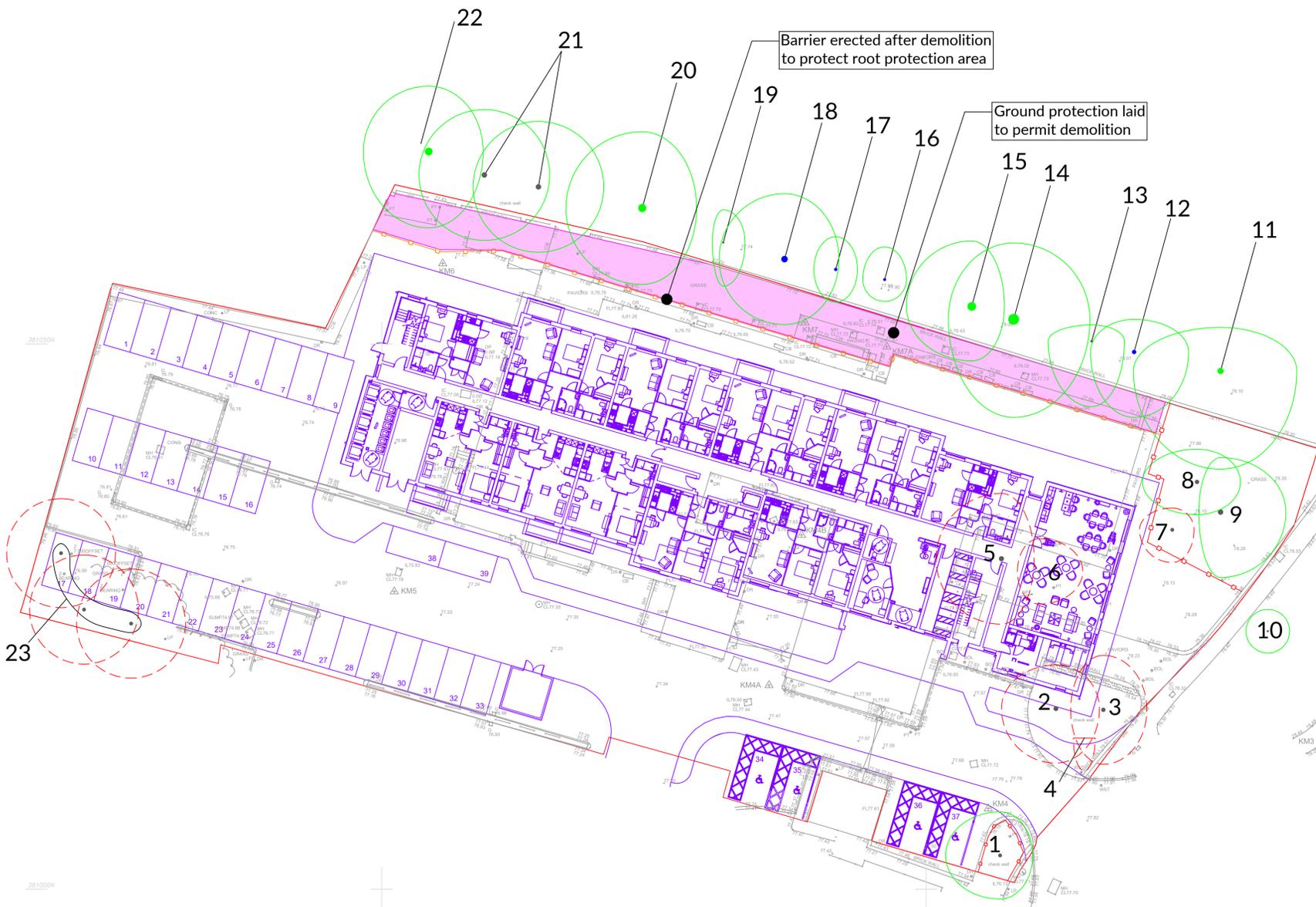
Date
DEC 2022

Scale
1:250@A1

Drawn by
ML

Checked by
JTK

Drawing Number
1999-KC-XX-YTREE-TPP01RevG





4296 Retirement Living Apartment, Wilmslow		BNG Calculation
Proposed Large Trees (Advanced Nursery Stock)	11nr	
Proposed Replacement Trees (Semi mature)	1nr	
Proposed small trees	14nr	
Proposed Ornamental Planting	351.2m ²	
Proposed Native Low Shrub Mix	148.5m ²	
Proposed Amenity Grass	353.5m ²	
Proposed Woodland Bulbs	44.5m ²	
Proposed Evergreen Low Hedge	34.4 lin.m.	
Proposed Evergreen Hedge	156 lin.m.	
Proposed Native Hedge	101.5 lin.m.	
Area of Development (including car park, building etc)	3255m ²	

SOFT LANDSCAPE

- Existing Trees and Hedges to be Retained**
Trees to be retained and protected in line with B55837:2012. Please refer to Arboricultural Survey for more information.
- Existing Trees and Hedges to be Removed**
To avoid disturbance to breeding birds, any woody vegetation will be removed prior to the bird-breeding season (March to August inclusive). If this is not possible, the site will be checked prior to removal or other ground works that may disturb breeding species (e.g. dunnocks in hedgerows) by an experienced ecologist. If active nests are found, areas will be left untouched and suitably buffered from works until all birds have fledged. Specific advice will be provided prior to undertaking the clearance.
- Proposed Large Trees**
To be 18-20cm girth, Advanced Nursery Stock, 4-5m high trees set in soft landscaping
- Proposed Replacement Tree**
To be 20-25cm girth, Semi-Mature, 4-5m high replacement Birch trees to mitigate for the loss of the two trees near the development entrance
- Proposed small ornamental tree**
Large shrub/ small trees, multi-stems in 75L containers with minimum 3 leaders.

- Proposed Ornamental Planting**
Proposed shrubs and flowering herbaceous to be planted as 3-5L pots at 3-5 per sq.m. and enhanced by feature specimens in 10-20L pots. Planting beds to receive 75mm depth ornamental bark mulch.
- Proposed Native Low Shrub Mix**
Bare root stock, 60-80cm, planted at 2m², in groups of 3-5. Plants to be protected with spiral guards where necessary.
- Proposed Grass**
To be turf.
- Proposed Woodland Bulbs**
To provide seasonal interest.
- Proposed Native Hedgerow**
Native hedgerows to be planted as bare root or 3L containers in a double staggered row.
- Proposed Evergreen Hedge**
Evergreen hedge, 100-120cm high, to be planted in 10L containers at 3nr plants per lin.m.
- Proposed Evergreen Low Hedge**
Evergreen hedge, 0.5m high, to be planted in 10L containers at 3nr plants per lin.m.

HARD LANDSCAPE

- Proposed Black Bitmac surface**
(Road and pedestrian walkway)
To engineers specification
- Proposed Parking Bays**
To be surfaced in a bitmac surface with white lining to delineate bays
- Proposed Self Binding Gravel**
Colour: Buff
- Proposed Block Paving (Circulation Paths)**
Product: Omega Driveway Block Paving OM50
Plan Size: 200 x 100 x 50mm
Colour: Brindle
Laying Bond: Running Bond
Supplier: Brett Landscaping and Building Products
- Proposed Flag Paving**
Material: Broadway Economy Garden Paving, BER03. Dimensions: 450 x 450 x 32mm
Colour: Buff
Supplier: Brett Landscaping and Building Products
- Proposed No-Dig Construction**
Area of no-dig above root zone of existing trees. Area to be surfaced with a permeable block paving using a no dig construction base

- Proposed stepping stones**
Footpath beneath existing trees. Stepping stones incorporated to minimise impact on existing tree roots
- Proposed BBQ**
- Proposed Table and Chair Set**
Rattan Furniture.
- Proposed Pergola with Living Roof**
- Proposed Timber Sleeper Planter**
2.4m long, 1.075m wide, 0.675 high. Specified by others. Planted by residents.
- Proposed Timber Bench**
With arm and back rest.
- Proposed Pergola and Festoon Lighting**
Timber pergola size - 2.35x2.35m. Pergola to have climbers planted at the base. Please refer to architect's drawing for details.

BOUNDARY TREATMENTS

- Close boarded timber fence - 1.8m High**
To Architects Details
- V Mesh Security Fence - 1.8m High**
To Architects Details
- Powder coated bow top metal railings - 1.8m High**
To Architects Details

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REVISION NOTES

Rev	By	Description	Date
G	EO	Minor amendments	11.09.24
F	EO	Updated in line with the latest layout on 09-09-24	09.09.24
E	TS	Updated in line with the latest layout on 24-07-24	24.07.24
D	TS	Added BNG Calculation	22.07.24
C	TS	Updated in line with revised layout on 19-07-24	19.07.24

Client
McCarthy and Stone

Project
Retirement Living Apartment, Wilmslow

Description
Landscape Layout

Status
For Approval

Scale @ A1
1:200

Drawn
AL

Checked
DC

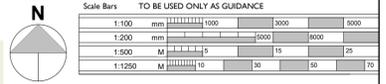
Date
13.12.22

Job number
4296

Drawing number
NO-2859-03-LA-4296-101

Rev
G

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address: 4th Floor Studio 10 Little Lever St Manchester M1 1HR
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 - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.
- This drawing contains the following model files -
113889-AEW-XX-XX-M3-A-0001

CDM 2015

Client notified of duties: **02/04/2024**
Principal Designer: **MCS**

Unless noted below, all known hazards have been highlighted on the drawing.

- General Notes:**
- McCarthy Stone Red Line Boundary
 - - - Existing building position - demolition

Rev	Date	Description	Drawn by	Checked By
P09	09/09/24	Red line boundary revised as MCS request	JFS	BR
P08	09/09/24	Red line boundary revised as MCS request	JFS	BR
P07	05/09/24	Site layout updated to suit received MCS site plan 04.09.24	RB	BR
P06	07/08/24	Access to neighbouring development revised	JFS	BR
P05	06/08/24	Treescape revised	JFS	BR
P04	06/08/24	Revised car parking	JFS	BR
P03	06/08/24	Revised car parking layout	JFS	BR
P02	24/07/24	Updated in line with MCS comments	JFS	BR
P01	23/07/24	Initial Issue	JFS	BR

Status	Purpose of Issue
S2	For Information

drawing stage	Planning		
client	MCS		
project	Wilmslow, Beech Lane		
drawing title	Proposed Site Plan		
date	22/07/24	drawn	JFS
scale @ A1	As indicated	checked	BR



GENERAL NOTES:

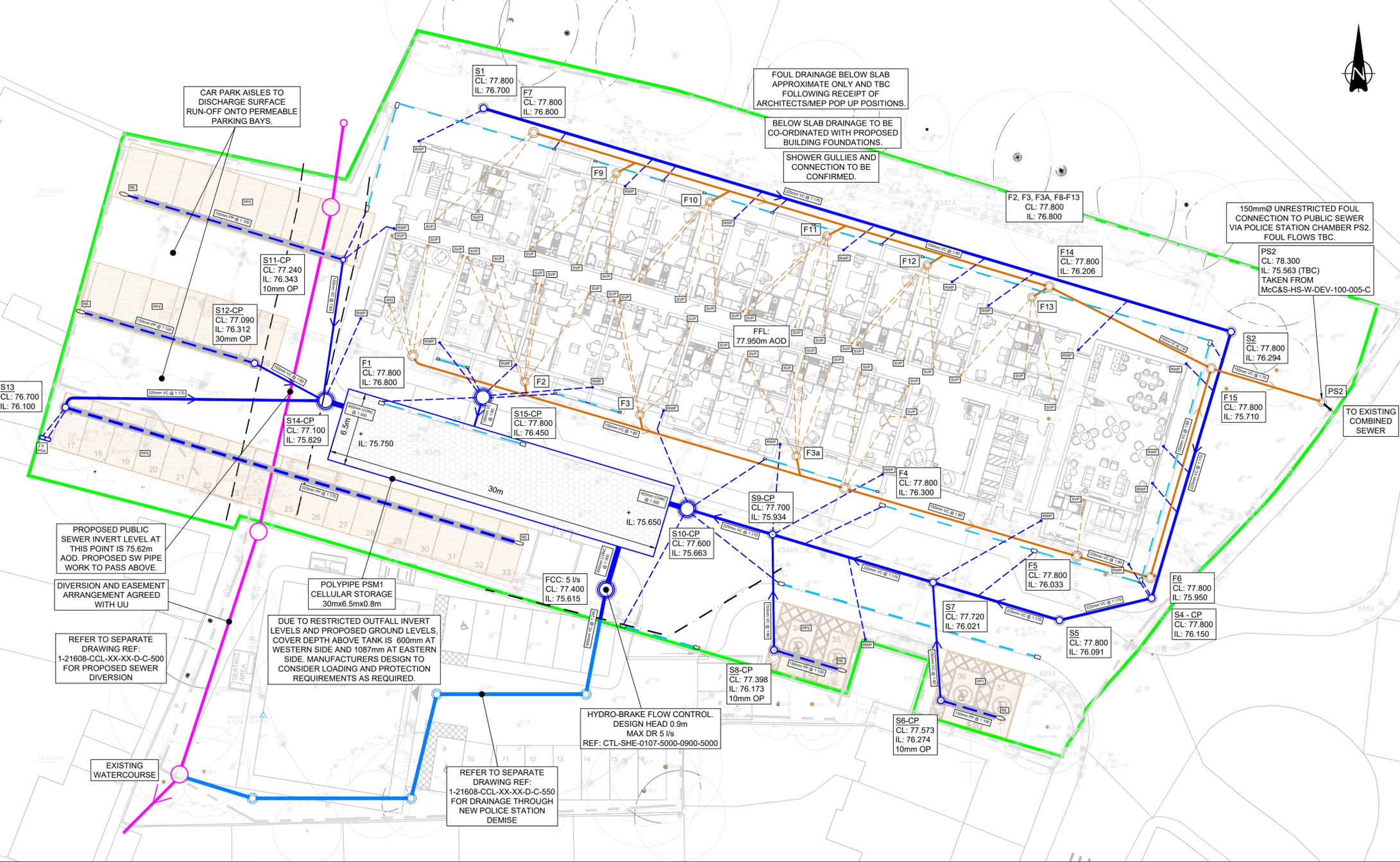
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
- ALL ADAPTABLE DRAINAGE WORKS INCLUDING WORKS TO EXISTING PUBLIC SEWERS TO BE UNDERTAKEN IN ACCORDANCE WITH 'SEWERS FOR ADOPTION 7th EDITION' AND 'CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY 7th EDITION' AND CONSTRUCTED TO THE RELEVANT STATUTORY UNDERTAKERS DETAILS.
- ALL PRIVATE DRAINAGE WORKS TO BE IN ACCORDANCE WITH 'CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY 7th EDITION', BS EN 752 2017 'DRAIN AND SEWER SYSTEMS OUTSIDE BUILDINGS' AND THE BUILDING REGULATIONS APPROVED 'DOCUMENT H'.
- DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
- DESIGN BASED ON TOPOGRAPHICAL SURVEY AND INFORMATION AVAILABLE AT THE TIME OF THE DESIGN.
- OUTFALL CONNECTION(S) SUBJECT TO AGREEMENT WITH THE APPROVING AUTHORITY.
- ALL DIMENSIONS ARE IN METRES AND LEVELS IN METRES ABOVE ORDNANCE DATUM UNLESS OTHERWISE NOTED.
- COVER LEVELS AND BUILDINGS LOCATION ARE APPROXIMATE AND SHALL BE CONFIRMED BY ARCHITECT. CONTRACTOR TO ALLOW FOR ADJUSTMENT TO SUIT AGREED POSITIONS AND FINISHED LEVELS, AND CONFIRM ALL COVER LEVELS ON SITE.
- INVERT LEVELS AT MANHOLES/ INSPECTION CHAMBERS TO BE USED TO SET OUT PIPEWORK. PIPE GRADIENTS ARE SHOWN INDICATIVELY ONLY.
- ALL PIPE DIAMETERS GIVEN ARE NOMINAL INTERNAL PIPE DIAMETERS.
- ALL SEWERS, UNLESS AGREED OTHERWISE STATED, SHALL BE:
 - 100mm to 300mm DIA TO BE VITRIFIED CLAY.
 - 375mm DIA AND GREATER TO BE CLASS 120 CONCRETE PIPES.
- AS AN ALTERNATIVE THE CONTRACTOR MAY USE AN APPROVED UNPLASTICISED POLYVINYL CHLORIDE (PVCU) WITH APPROVAL FROM THE ENGINEER.
- SEWER PIPES TO BE LAID IN MAXIMUM 3 METRE LENGTHS UNLESS THERE IS A SPECIFIC OPERATIONAL NEED TO LAY LONGER LENGTHS.
- THE FIRST PIPE OUT OF MANHOLES TO BE AS SHORT AS PRACTICABLE SO AS TO PROVIDE A FLEXIBLE JOINT AS CLOSE AS POSSIBLE TO THE OUTSIDE FACE OF THE CONCRETE SURROUND AND CONNECTED TO A LENGTH OF ROCKER PIPE.
- ALL NEW CONNECTIONS INTO EXISTING MANHOLES (OR INTO EXISTING SEWERS) TO BE 'SOFFITS LEVEL' UNLESS OTHERWISE NOTED.
- ALL PRIVATE DRAINAGE PIPES WITH A COVER OF LESS THAN 600mm IN NON-TRAFFICKED AREAS AND LESS THAN 1200mm IN TRAFFICKED AREAS TO BE BEDDED AND SURROUNDED IN CONCRETE (CLASS 2). COMPRESSIBLE MATERIAL SHALL BE PROVIDED AT EVERY PIPE JOINT. WHERE COVER EXCEEDS THIS DEPTH, PIPES ARE TYPICALLY BEDDED AND SURROUNDED IN CLASS S. REFER TO PIPE EMBEDMENT DETAILS DRAWING FOR SPECIFIC TYPES.
- WHERE FOUL SEWERS RUN ABOVE SURFACE SEWERS, CONCRETE PROTECTION MAY BE REQUIRED AT CROSSOVERS TO PREVENT ANY POTENTIAL CONTAMINATION.
- THE CHAMBER SIZE OF MANHOLES WITH MORE THAN ONE CONNECTION MAY NEED TO BE INCREASED TO ACCOMMODATE THE CONNECTIONS AND BENDS.
- ALL MANHOLE COVERS IN BLOCK/SLAB AND EXTERNAL PAVING AREAS TO HAVE RECESSED COVERS OF THE APPROPRIATE GRADE TO ACCEPT ARCHITECT'S PAVING PROPOSAL. ARCHITECT TO CONFIRM.
- UNLESS NOTED OTHERWISE IN THE MANHOLE SCHEDULE, ALL MANHOLE, GULLY AND CHANNEL COVERS (IRONWORK) SHOULD BE THE FOLLOWING SPECIFICATION:
 - B125 LOAD CLASS IN PEDESTRIAN AREAS
 - D400 LOAD CLASS IN VEHICULAR AREAS
- ALL PROPRIETARY PRODUCTS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS, INSTRUCTIONS AND RECOMMENDATIONS.
- PROPOSED RETIREMENT LIVING DEVELOPMENT DRAINAGE TO BE CO-ORDINATED WITH PROPOSED POLICE STATION DESIGN PRIOR TO CONSTRUCTION.
- CONFIRMATION OF CONSENTS TO DISCHARGE TO RECEIVING WATERCOURSE OR SEWER REQUIRED.
- CELLULAR STORAGE TO BE DESIGNED BY MANUFACTURER. CONTRACTOR TO OBTAIN DESIGN. COVER REQUIRES AND LOADING TO BE CONSIDERED.
- GROUND WATER LEVELS TO BE CONFIRMED TO ALLOW FLOATATION CHECKS TO BE UNDERTAKEN FOR THE CELLULAR STORAGE. ANCHORAGE OR CONCRETE SLAB MAYBE REQUIRED TO PREVENT SYSTEM BECOMING BUOYANT.

DRAWINGS BASED ON THE FOLLOWING INFORMATION

- SURVEY OPERATIONS TOPOGRAPHICAL SURVEY AND UTILITIES SURVEY - 21/04/001
- UNITED UTILITIES SEWER RECORDS
- SITE LAYOUTS PROVIDED BY MCCARTHY STONE
- 13899-AEW-SI-00-DR-A-0505-S2-P07-Proposed Site Plan (DRAINAGE POSITION TAKEN FROM THIS)

DRAINAGE DESIGN SUBJECT TO APPROVAL FROM THE LEAD LOCAL FLOOD AUTHORITY AND UNITED UTILITIES.

P03	06.09.24	UPDATED LAYOUT AND BOUNDARY	CD	JP	JP
P02	22.07.24	UPDATED FOR PLANNING	CD	JP	JP
P01	06.10.23	STAGE 3	CD	JP	JP
Rev	Date	Description	By	Check	App.

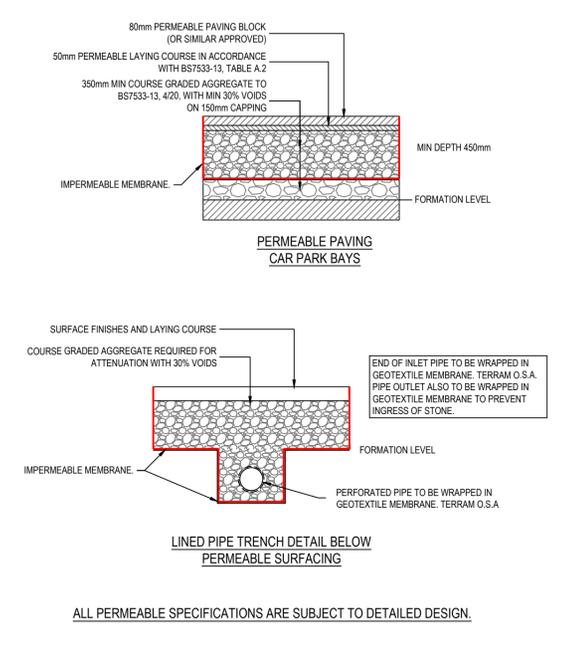


KEY:

- RETIREMENT LIVING DEVELOPMENT SITE BOUNDARY
- PROPOSED DIVERTED SEWER
- POLICE STATION PUMPED DRAINAGE IN DEVELOPMENT SITE
- PROPOSED SW DRAINAGE THROUGH POLICE STATION DEMISE
- PROPOSED SW DRAINAGE
- PROPOSED FW DRAINAGE
- PROPOSED PERMEABLE PAVING
- PROPOSED PERFORATED PIPE IN LINED TRENCH
- PROPOSED ATTENUATION
- PROPOSED RAIN WATER PIPE AND 100mm CONNECTION
- PROPOSED SOIL VENT PIPE AND 150mm CONNECTION
- PROPOSED SHOWER GULLY AND 100mm CONNECTION
- PROPOSED WASH DOWN GULLY AND 100mm CONNECTION
- PROPOSED GULLY AND 150mm CONNECTION
- PROPOSED LINEAR CHANNEL TYPE AND SIZE TBC. OUTLET AND ACCESS BOXES REQUIRED TO EACH END. OUTLET PIPE SIZE TBC.

MANHOLE SCHEDULE														
MH REF	CL (mAOD)	IL (mAOD)	DEPTH TO SOFFIT (m)	DS PIPE DIA (m)	MH DIA (mm)	MH TYPE	COVER SIZE (mm)	COVER CLASS	RECESSED	RESTRICTED ACCESS	BACK DROP	COMMENTS	EASTING	NORTHING
SURFACE WATER														
S1	77.800	76.700	0.87	0.225	600	PPIC	600X600	B125	N	N	N		TBC AT ST5	TBC AT ST5
S2	77.800	76.294	1.28	0.225	600	PPIC	600X600	B125	N	Y	N		TBC AT ST5	TBC AT ST5
S3 - Omitted														
S4	77.800	76.150	1.42	0.225	600	PPIC-CP	600X600	B125	N	Y	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S5	77.800	76.091	1.48	0.225	600	PPIC	600X600	D400	N	Y	N		TBC AT ST5	TBC AT ST5
S6	77.573	76.274	1.15	0.150	600	PPIC-CP	600X600	D400	N	Y	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S7	77.720	76.021	1.47	0.225	600	PPIC	600X600	D400	N	Y	N		TBC AT ST5	TBC AT ST5
S8	77.398	76.173	1.07	0.150	600	PPIC-CP	600X600	D400	N	Y	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S9	77.700	76.934	0.54	0.225	600	PPIC-CP	600X600	D400	N	Y	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S10	77.600	75.663	1.49	0.450	1200	PCC-CP	600X600	D400	N	N	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S11	77.240	76.343	0.75	0.150	600	PPIC-CP	600X600	D400	N	N	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S12	77.090	76.312	0.63	0.150	600	PPIC-CP	600X600	D400	N	N	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S13	76.700	76.100	0.38	0.225	600	PPIC-CP	600X600	D400	N	N	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S14	77.100	75.829	0.82	0.450	1200	PCC-CP	1200X600	D400	N	N	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
S15	77.800	76.450	1.20	0.150	1200	PCC-CP	600X600	D400	N	Y	N	CATCHPIT TYPE, 300mm SUMP	TBC AT ST5	TBC AT ST5
FCC	77.400	75.615	1.49	0.300	1200	PCC	600X600	D400	N	N	N	FLOW CONTROL CHAMBER	TBC AT ST5	TBC AT ST5
FOUL & COMBINED WATER														
F1	77.800	76.800	0.85	0.15	600	PPIC	600X600	B125	N	N	N		TBC AT ST5	TBC AT ST5
F2	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F3	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F3A	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F4	77.800	76.300	1.35	0.15	600	PPIC	600X600	B125	N	Y	N		TBC AT ST5	TBC AT ST5
F5	77.800	76.033	1.62	0.15	600	PPIC	600X600	B125	N	Y	N		TBC AT ST5	TBC AT ST5
F6	77.800	75.950	1.70	0.15	600	PPIC	600X600	B125	N	Y	N		TBC AT ST5	TBC AT ST5
F7	77.800	76.800	0.85	0.15	600	PPIC	600X600	B125	N	N	N		TBC AT ST5	TBC AT ST5
F8	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F9	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F10	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F11	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F12	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F13	77.800	76.800	0.85	0.15	450	PPIC	450X450	B125	N	N	N		TBC AT ST5	TBC AT ST5
F14	77.800	76.206	1.44	0.15	600	PPIC	600X600	B125	N	Y	N		TBC AT ST5	TBC AT ST5
F15	77.800	75.710	1.94	0.15	600	PPIC	600X600	B125	N	Y	N		TBC AT ST5	TBC AT ST5

RESTRICTED ACCESS - REDUCER CAP REQUIRED AND FITTED TO SHAFT, PPIC - POLYPROPYLENE INSPECTION CHAMBER, CP - CATCH PIT TYPE, PCC - PRECAST CONCRETE.



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Client: **MCCARTHY STONE**

Project: **WILMSLOW**

Office: **ALTRINCHAM**

Discipline: **CIVIL**

Title: **RETIREMENT LIVING DEVELOPMENT PROPOSED DRAINAGE LAYOUT**

Scale @ A1: **1:200** Status: **STAGE 3**

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Job Number	Originator	Building/Zone	Level
1-21608	CCL	XX	XX
Type	Discipline	Drawing No.	Revision
D	C	520	P03

NOTES

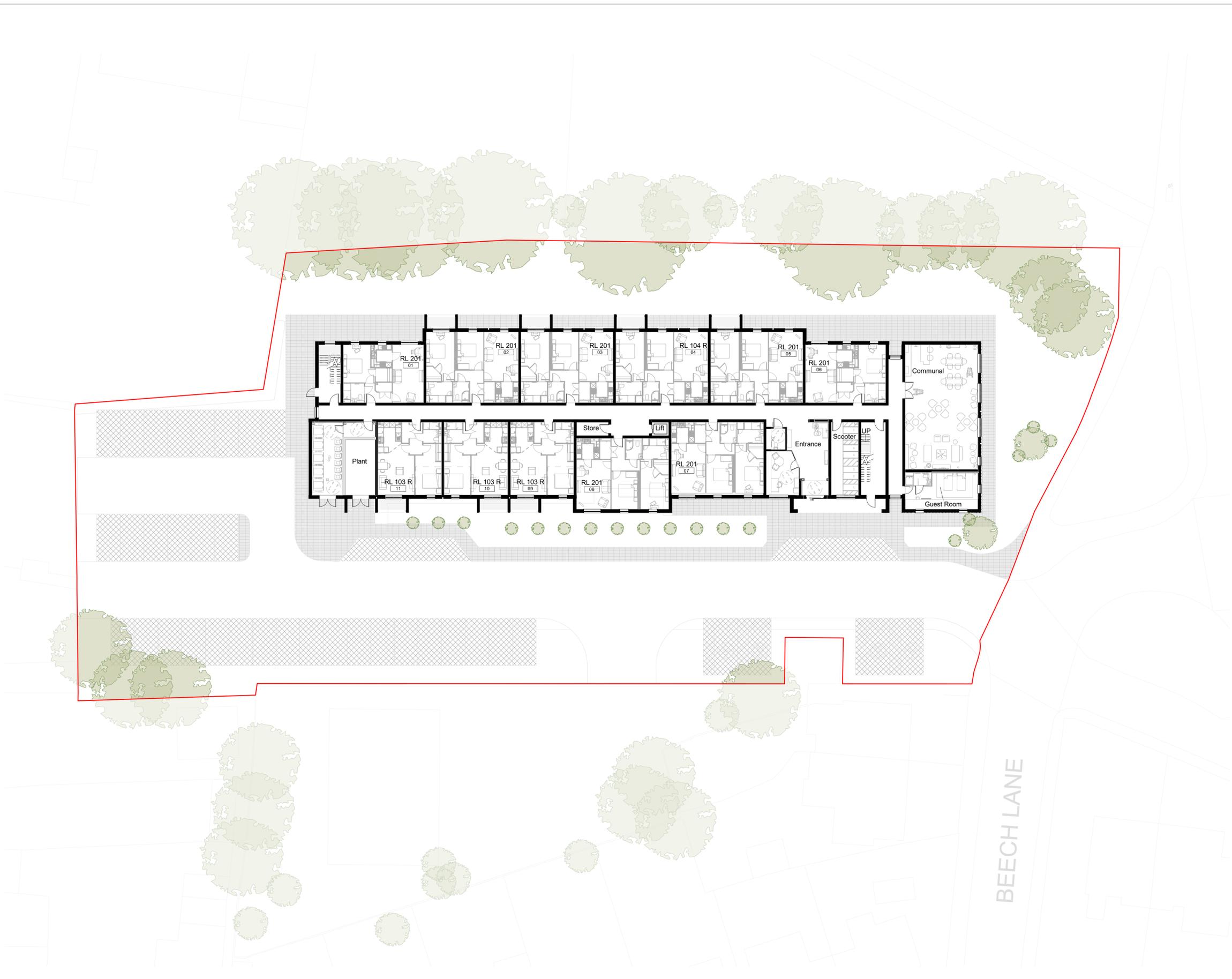
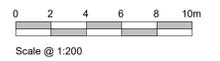
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This drawing contains the following model files: -
113889-AEW-XX-XX-M3-A-0001

CDM 2015

Client notified of duties: **Date**
Principal Designer: **Name/Company**

Unless noted below, all known hazards have been highlighted on the drawing:



Proposed Ground Floor Plan
Scale @ 1 : 200

Rev	Date	Description	Drawn by	Checked By
P05	05/07/24	Elevations and Plans Updated Following Comments from LPA	NN	KS
P04	18/04/24	Updates to site and ground floor layout	KS	BR
P03	15/04/24	Updates to site and ground floor layout	KS	BR
P02	09/04/24	Updates to site	KS	BR
P01	05/04/24	Initial Drawing Issue	KS	BR

Status Purpose of Issue
S2 For Information

drawing stage **Feasibility**
client

MCS
project

Wilmslow, Beech Lane
drawing title

Proposed Ground Floor Plan

date 05/04/24 drawn KS
scale @ A1 1 : 200 checked BR

NOTES

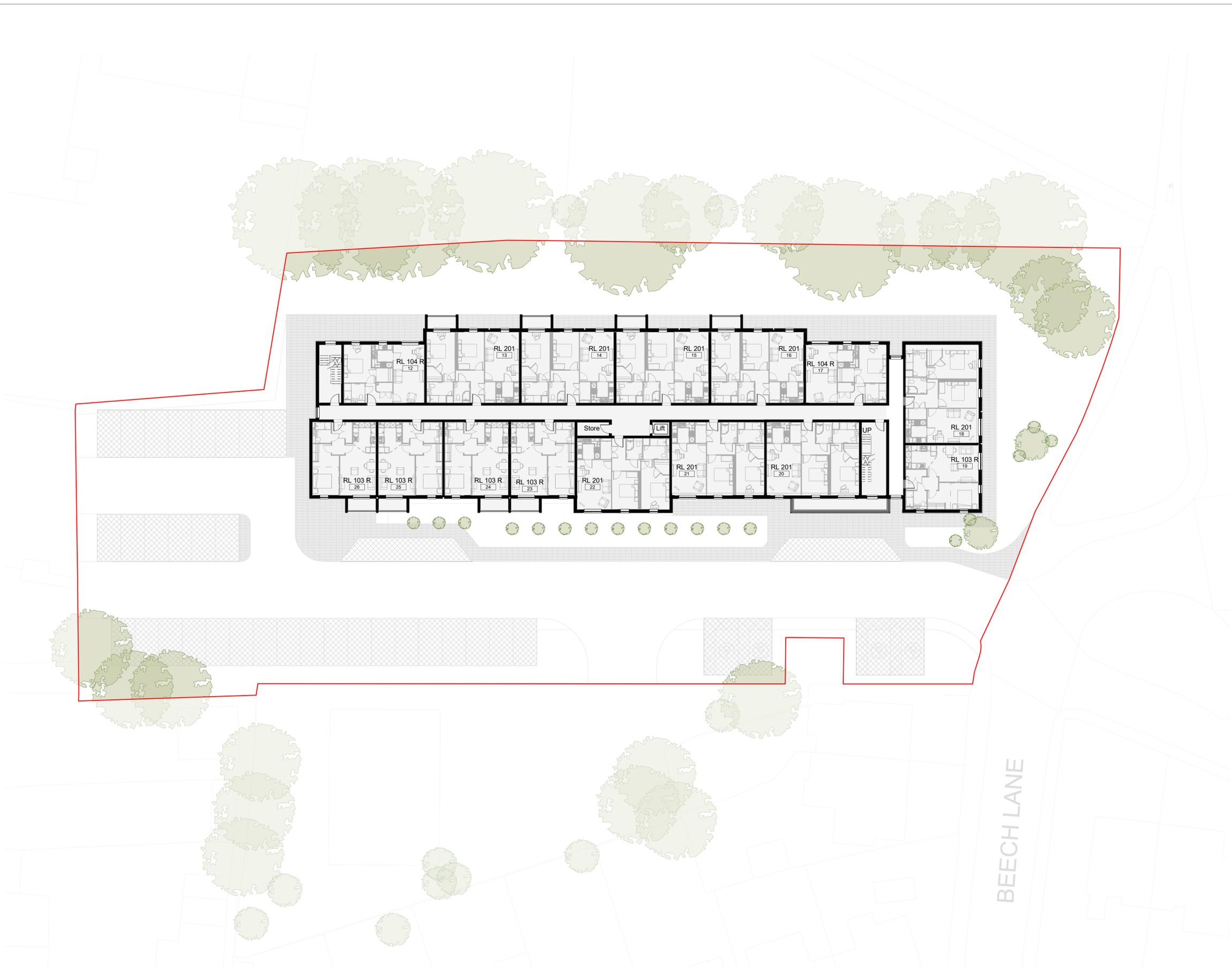
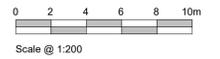
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This drawing contains the following model files: -
113889-AEW-XX-XX-M3-A-0001

CDM 2015

Client notified of duties: **Date**
Principal Designer: **Name/Company**

Unless noted below, all known hazards have been highlighted on the drawing:



Proposed First Floor Plan
Scale @ 1 : 200

P04	08/07/24	Elevations and Plans Updated Following Comments from LPA.	NN	KS
P03	18/04/24	Updates to site and ground floor layout	KS	BR
P02	09/04/24	Updates to site	KS	BR
P01	05/04/24	Initial Drawing Issue	KS	BR
Rev	Date	Description	Drawn by	Checked By

Status Purpose of Issue
S2 For Information

drawing stage **Feasibility**

client

MCS

project

Wilmslow, Beech Lane

drawing title

Proposed First Floor Plan

date 05/04/24 drawn KS
scale @ A1 1 : 200 checked BR

NOTES

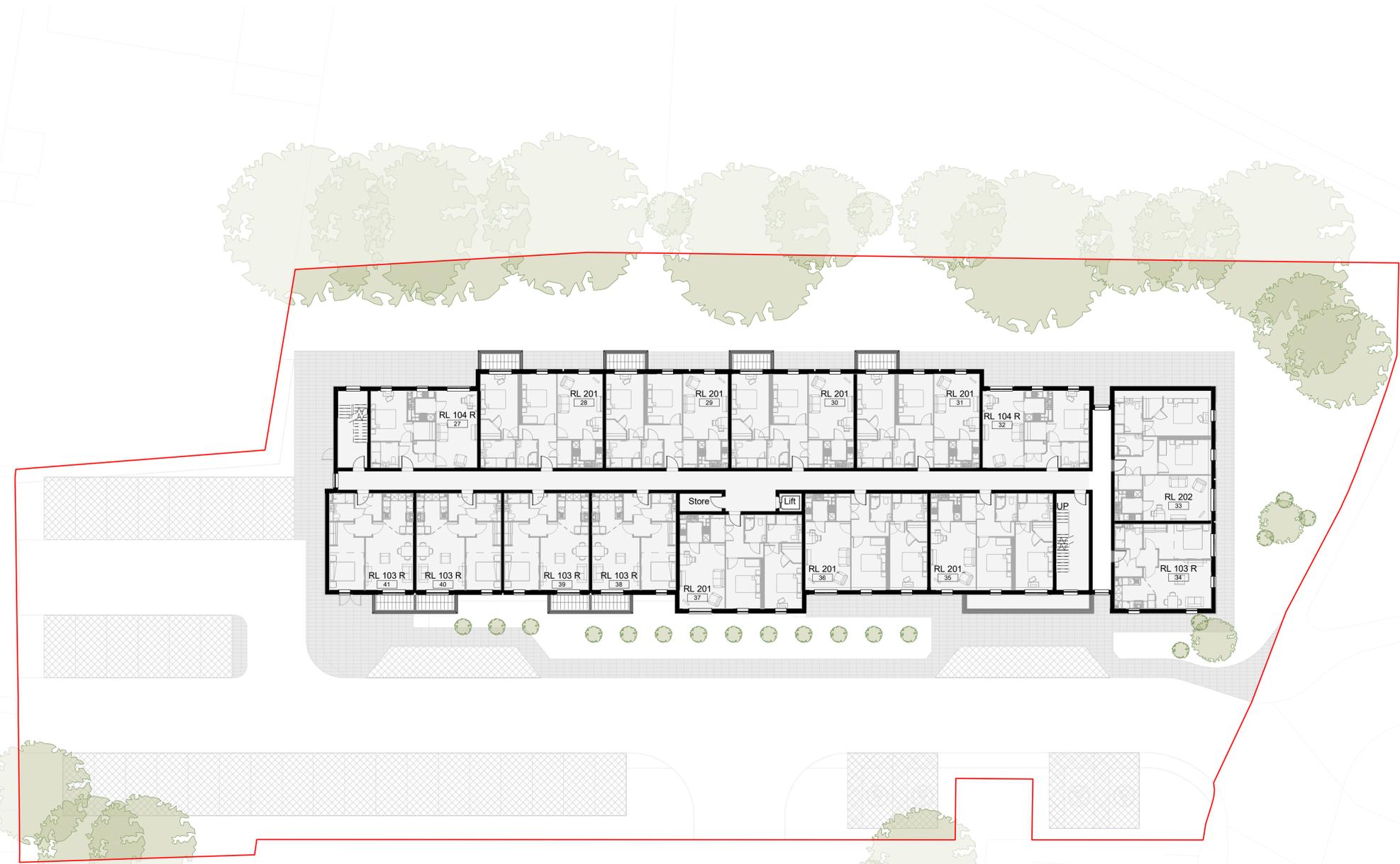
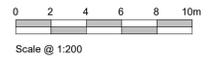
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113889-AEW-XX-XX-M3-A-0001

CDM 2015

Client notified of duties: **Date**
Principal Designer: **Name/Company**

Unless noted below, all known hazards have been highlighted on the drawing:



Proposed Second Floor Plan
Scale @ 1 : 200

Rev	Date	Description	Drawn by	Checked By
P04	08/07/24	Elevations and Plans Updated Following Comments from LPA.	NN	KS
P03	18/04/24	Updates to site and ground floor layout	KS	BR
P02	09/04/24	Updates to site	KS	BR
P01	05/04/24	Initial Drawing Issue	KS	BR

Status Purpose of Issue
S2 For Information

drawing stage **Feasibility**

client **MCS**

project **Wilmslow, Beech Lane**

drawing title **Proposed Second Floor Plan**

date 05/04/24 drawn KS

scale @ A1 1 : 200 checked BR



Proposed Third Floor Plan
Scale @ 1 : 200

NOTES

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- This drawing contains the following model files :-
113889-AEW-XX-XX-M3-A-0001

CDM 2015

Client notified of duties: **Date**
Principal Designer: **Name/Company**

Unless noted below, all known hazards have been highlighted on the drawing:



P05	08/07/24	Update to client comments	NN	RB
P04	08/07/24	Elevations and Plans Updated Following Comments from LPA.	NN	KS
P03	18/04/24	Updates to site and ground floor layout	KS	BR
P02	09/04/24	Updates to site	KS	BR
P01	05/04/24	Initial Drawing Issue	KS	BR
Rev	Date	Description	Drawn by	Checked By

Status: **S2** Purpose of Issue: **For Information**

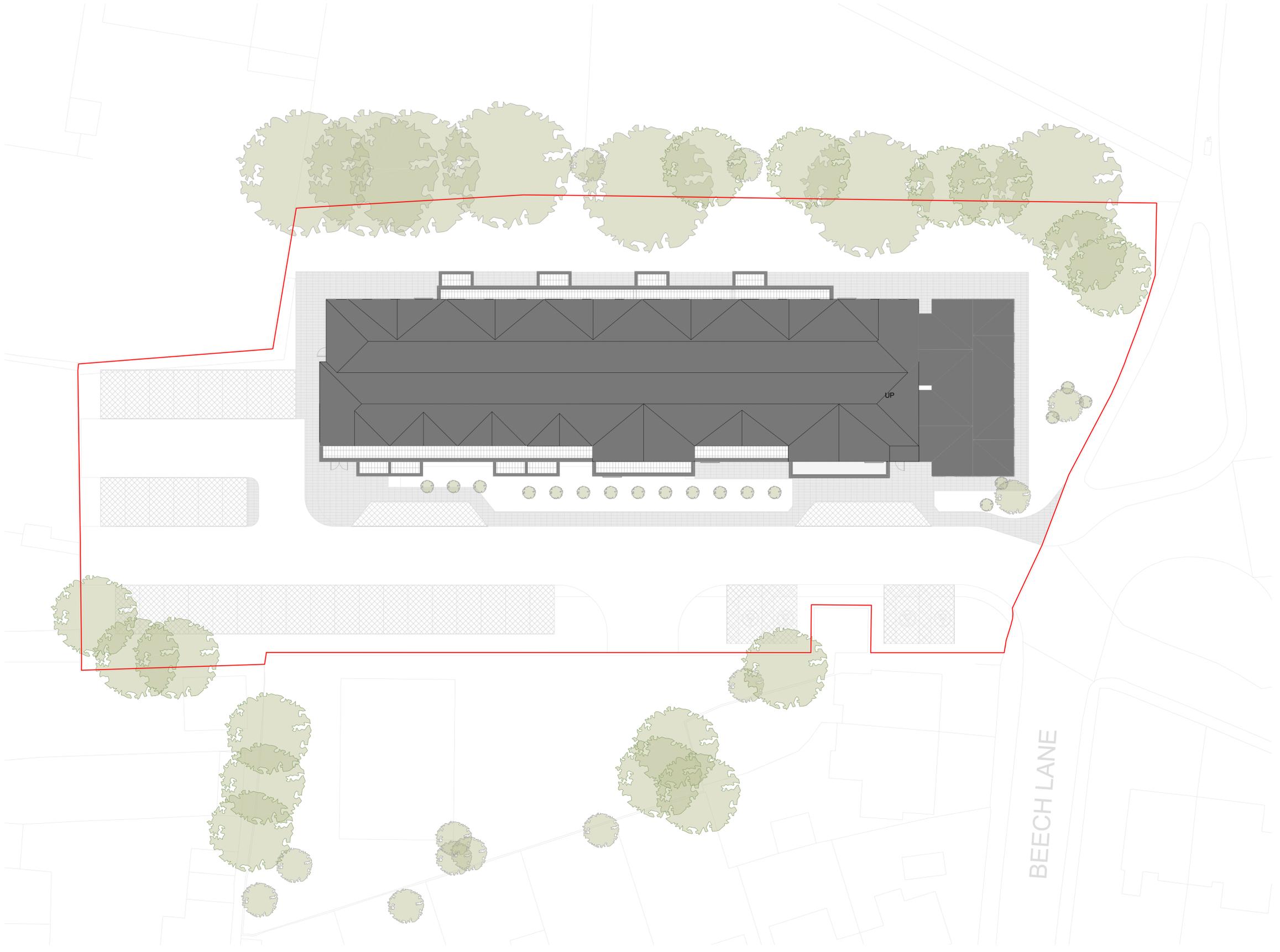
drawing stage: **Feasibility**

client: **MCS**

project: **Wilmslow, Beech Lane**

drawing title: **Proposed Third Floor Plan**

date: 05/04/24 drawn: KS
scale @ A1: 1 : 200 checked: BR



Proposed Roof Plan
Scale @ 1 : 200

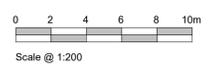
NOTES

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113889-AEW-XX-XX-M3-A-0001

CDM 2015

Client notified of duties: **Date**
Principal Designer: **Name/Company**

Unless noted below, all known hazards have been highlighted on the drawing:



Rev	Date	Description	Drawn by	Checked By
P02	08/07/24	Update to client comments	NN	RB
P01	18/04/24	Initial Drawing Issue	KS	BR

Status Purpose of Issue
S2 For Information

drawing stage **Feasibility**

client **MCS**

project **Wilmslow, Beech Lane**

drawing title **Proposed Roof Plan**

date 18/04/24 drawn KS

scale @ A1 1 : 200 checked BR

Scale Bars		TO BE USED ONLY AS GUIDANCE	
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1:200	mm	0 1000 2000 3000 4000 5000	
1:500	M	0 10 20 30 40 50 60 70	
1:1250	M	0 10 20 30 40 50 60 70	

Materials Key:

1. Facing brickwork - Red Brick
2. Facing brickwork - Light Red Brick
3. Slate roof treatment
4. UPVC Windows to be Black
5. Juliette balcony - Metal Black
6. Double soldier course brick detail to roof rake - facing brick
7. Single soldier course brick detail - facing brick
8. 25mm projecting brick snap header detail
9. Stone effect cill detail
10. Railings to projecting balconies -metal black

NOTES

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CDM 2015

Client notified of duties: **02/04/2024**
Principal Designer: **MCS**

Unless noted below, all known hazards have been highlighted on the drawing.



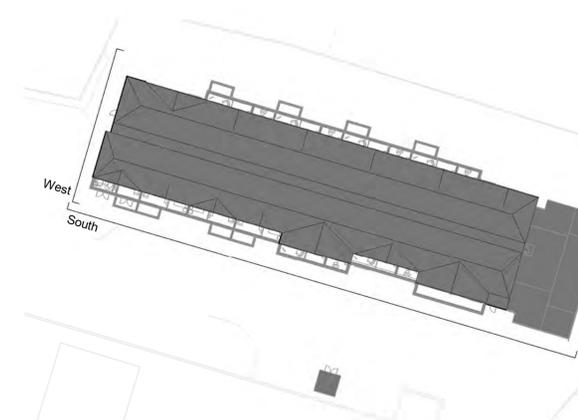
Proposed South Elevation

Scale @ 1 : 100



Proposed West Elevation

Scale @ 1 : 100



Rev	Date	Description	Drawn by	Checked By
P02	24/07/24	Updated in line with MCS comments	JFS	BR
P01	23/07/24	Initial Issue	JFS	BR

Status: **S2** Purpose of Issue: **For Information**

drawing stage: **Planning**

client: **MCS**

project: **Wilmslow, Beech Lane**

drawing title: **South & West Elevations**

date: 22/07/24 drawn: JFS
scale @ A1 As indicated checked: BR

Rev **P02**

Proj No **NO-2859-3-AC-0513**

aew architects
0161 214 4370
www.aewarchitects.com

Scale Bars		TO BE USED ONLY AS GUIDANCE	
1:100	mm	000	2000
1:200	mm	000	4000
1:500	M	0	10 20 30
1:1250	M	0	30 50 70

Materials Key:

1. Facing brickwork - Red Brick
2. Facing brickwork - Light Red Brick
3. Slate roof treatment
4. UPVC Windows to be Black
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- This drawing contains the following model files: -
113889-AEW-XX-XX-M3-A-0001

CDM 2015

Client notified of duties: **02/04/2024**
Principal Designer: **MCS**

Unless noted below, all known hazards have been highlighted on the drawing.



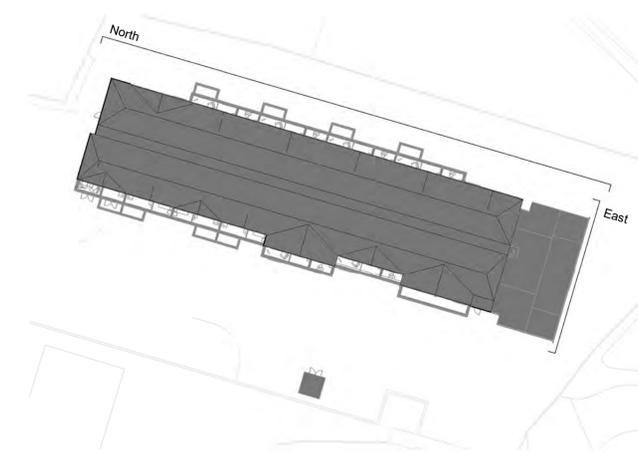
Proposed North Elevation

Scale @ 1 : 100



Proposed East Elevation

Scale @ 1 : 100



P02	24/07/24	Updated in line with MCS comments	JFS	BR
P01	23/07/24	Initial Issue	JFS	BR
Rev	Date	Description	Drawn by	Checked By

Status: S2 Purpose of Issue: For Information

drawing stage: **Planning**

client: **MCS**

project: **Wilmslow, Beech Lane**

drawing title: **North & East Elevations**

date: 22/07/24 drawn: JFS

scale @ A1: As indicated checked: BR

Scale Bars		TO BE USED ONLY AS GUIDANCE	
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1:500	M	0 10 20 30 40 50	
1:1250	M	0 10 20 30 40 50	

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This drawing contains the following model files: -
113889-AEW-XX-XX-M3-A-0001

CDM 2015

Client notified of duties: **02/04/2024**
Principal Designer: **MCS**

Unless noted below, all known hazards have been highlighted on the drawing.



North Bay Study Key
Scale @ 1 : 250



South Bay Study Key
Scale @ 1 : 250



North Bay Study
Scale @ 1 : 50



South Bay Study
Scale @ 1 : 50

Rev	Date	Description	Drawn by	Checked by
P02	24/07/24	Updated in line with MCS comments	JFS	BR
P01	23/07/24	Initial Issue	JFS	BR

Status: **S2** Purpose of Issue: **For Information**

drawing stage: **Planning**

client:

MCS

project:

Wilmslow, Beech Lane

drawing title:

Bay Study

date: **22/07/24** drawn: **JFS**
scale @ A1: **As indicated** checked: **BR**

Rev **P02**

Proj No **NO-2859-3-AC-0514**

aew architects
0161 214 4370
www.aewarchitects.com







The paper is intended to be used as a reference only.

Application No: 24/0962M

Location: OAKLANDS, WILMSLOW ROAD, ALDERLEY EDGE, CHESHIRE, SK9 7QW

Proposal: Detailed planning application for the demolition of the existing dwellings and the construction of 14 no. apartments with associated access, parking, landscaping and infrastructure

Applicant: Mr Brian Spencer, North East Cheshire Developments Ltd

Expiry Date: 28-Jun-2024

SUMMARY

The application lies within Alderley Edge, which is identified as a Local Service Centre where the principle of residential development on the site is acceptable. The site is sustainably located and is within walking distance of the town centre, public transport, services and facilities within Wilmslow. The developments accords with Policies SD 1, SD 2, PG 2 and SE 2 of the CELPS in this regard.

The scheme presents an acceptable design that will not unduly harm the character or appearance of the surrounding area, nor with the amenity of existing or future occupants be adversely affected.

The proposals will support the provision of 14 units of accommodation which also contributes to the Councils housing supply and is an efficient use of land.

Economic benefits of the scheme comprise the spending power of future residents in the local shops and services and the short-term economic benefits derived from the creation of construction jobs.

The proposed level of parking would be satisfactory to accommodate the likely demand for parking spaces generated by the development and evidence from the applicant regarding trip generation is accepted and is unlikely to lead to an unacceptable impact on highway safety or through cumulative impacts, lead to congestion on the road network.

The proposals will not result in a loss of biodiversity or harm protected species nor increase flood risk or concerns regarding noise and air pollution. The proposals are considered to have an acceptable impact on trees within and adjacent the site.

The proposal is therefore a sustainable development, and accordingly, the application is recommended for approval subject to a s106 agreement and conditions.

SUMMARY RECOMMENDATION

Approve subject to conditions and subject to a S106 agreement to secure financial contributions towards the provision of play and amenity (POS), outdoor sports (ROS), allotments and green infrastructure (GI) and affordable housing.

REASON FOR REFERRAL

This application has been called-in to the Northern Planning Committee by the local ward member, Councillor Browne, for the following reasons:

“This application is for a significant development proposal at a key gateway site to Alderley Edge and as such, would benefit from further scrutiny and consideration by the members of Northern Planning Committee particularly with respect to:

- *CELPs Policy SC4 (residential housing mix - the proposal is for one and two-bed units only).*
- *SADPD Policy INF3 (highway safety and access arrangements - the proposal is to provide access via an unadopted road).*
- *AENP Policy AE2 (residential housing mix - the proposal is for one and two-bed units only).*
- *AENP Policy AE4 (back garden & back land development - the development proposals represent back land development).*
- *AENP Policy AE14 (sustainable travel routes - there is no safe footway or point of exit onto Wilmslow Road).”*

DESCRIPTION OF SITE AND CONTEXT

The site currently comprises 2no. large, detached dwellings known as Oaklands, Wilmslow Road and The Old Coach House, Horseshoe Lane. The site currently contains separate access points onto Horseshoe Lane and Wilmslow Road. The site is located to the north of the centre of Alderley Edge and is located in a residential area within the settlement boundary, as defined in the Local Plan.

The application site covers approx. 0.2 hectares and is set on an incline with the lowest point onto Wilmslow Road and the highest point along Horseshoe Lane. Oaklands is a Victorian villa which suffered from extensive fire damage in 2022 and has since been derelict and vacant. Internally the building comprises three floors including a basement level. The Old Coach House was constructed in the 1950’s and is currently used as a family dwelling with two internal floors.

The site is bounded by two nursing homes, The Belvedere and Cavendish Court with several apartment buildings nearby. Currently the dwellings located on site are centrally positioned within each plot with planted boundaries and mature trees.

DESCRIPTION OF PROPOSAL

This application seeks full planning permission for the demolition of the 2no dwellings on the site and erection of 14no. apartments, car parking and landscaping. Comprising 2 no. 1-bedroom, 10no. 2-bedroom and 2no. 3-bedroom apartments. Access would be taken from Horseshoe Lane to the east of the site with the apartment building located centrally within the plot on the Oaklands side with parking and landscaping to the east.

RELEVANT HISTORY

69912P Two Storey Extension (Coach House)
Approved 1992

40289P Change of Use to Private Dwelling (Coach House)
Approved 1985

39738P Change of Use to Private Nursing Home (Oaklands)
Approved 1985

36164P Conversion of Existing Two Storey Outbuilding into Dwellinghouse; Restoration
of Main Property from Four Flats To Single Residence (Oaklands)
Approved 1984

RELEVANT PLANNING POLICY

Cheshire East Local Plan Strategy 2010-2030 (CELPS)

MP1 Presumption in favour of sustainable development

PG1 Overall Development Strategy

PG2 Settlement hierarchy

PG7 Spatial Distribution of Development

SD1 Sustainable Development in Cheshire East

SD2 Sustainable Development Principles

SC1 Leisure and Recreation

SC2 Indoor and Outdoor Sports Facilities

SC3 Health and Well-being

SC4 Residential Mix

SC5 Affordable Homes

SE1 Design

SE2 Efficient Use of Land

SE3 Biodiversity and geodiversity

SE4 The Landscape

SE5 Trees, Hedgerows and Woodland

SE6 Green Infrastructure

SE8 Renewable and Low Carbon Energy

SE12 Pollution, Land contamination and land instability

SE13 Flood risk and water management

CO1 Sustainable Travel and Transport

CO4 Travel Plans and Transport Assessments

Appendix C – Parking standards

Cheshire East Site Allocations and Development Policies Document (SADPD)

PG9 Settlement Boundaries

GEN1 Design principles

ENV2 Ecological implementation

ENV5 Landscaping

ENV6 Trees, hedgerows and woodland implementation

ENV7 Climate Change

ENV12 Air quality

ENV14 Light pollution

ENV15 New development and existing uses

ENV16 Surface water management and flood risk

ENV17 Protecting water resources

HOU1 Housing Mix

HOU 2 Specialist Housing Provision

HOU 6 Accessibility space, accessibility and wheelchair housing standards

HOU12 Amenity

HOU 13 Residential Standards

HOU 12 Housing Density

HOU 15 Housing Delivery

INF1 Cycleways, bridleways and footpaths

INF3 Highways safety and access

INF6 Protection of existing and proposed infrastructure

INF9 Utilities

REC 2 Indoor sport and Recreation Implementation

REC3 Open space implementation

Alderley Edge Neighbourhood Plan 2021-2030

AE1 – Alderley Edge Development Strategy

AE2 – Design, Scale and Type of New Housing

AE3 – Sustainable Housing Design

AE4 – Rear Garden and Backland Development

Other material policy considerations

Housing Supplementary Planning Document July 2022

National Planning Policy Framework (2021)

National Planning Policy Guidance

Cheshire East Design Guide

CONSULTATIONS (External to Planning)

Highways (CEC) – No objections

Environmental Protection (CEC) – No objection subject to conditions regarding contamination, soil importing, EV charging and low emission boilers, contaminated land, submission of travel information pack and informatives regarding hours of construction works, piling, dust management and floor floating.

Local Lead Flood Authority (CEC) – No objection in principle to the proposals subject to condition regarding a revised drainage plan.

Ansa Greenspace: no objections, subject to contributions

Strategic Housing (CEC) – no objections, subject to contributions

Alderley Edge Parish Council – *“The Parish Council recommends refusal on the grounds of overdevelopment and requests that this is called in to Northern Planning for reasons of over development, access and backland development. From the plans it cannot be determined what if any building line shall be observed.”*

OTHER REPRESENTATIONS

Representations have been received from 14 addresses, 13 objections and one letter of support, and are summarised below;

General

- Lack of affordable housing information.

Highway matters

- Concerns regarding safety of highway for construction traffic
- Additional traffic to busy road
- Visitor parking is insufficient
- The additional traffic would have a detrimental impact on the road surface of Horseshoe Lane
- Would lead to increased traffic on Lynton Lane

Design

- Overdevelopment
- Bulk and mass not in keeping with the surrounding area.
- Out of scale

Amenity

- The proposal will cause unacceptable overlooking of existing properties by reason of its overdevelopment.

Other issues

- If consent is issued, would there be maintenance of Horseshoe Road?

Support

- Design looks great.

OFFICER APPRAISAL

Principle of development

Section 5 of the NPPF seeks to significantly boost the supply of homes. Paragraph 70 of the NPPF states that small and medium sized sites can make an important contribution to meeting

the housing requirement of an area and are often built out quickly. To promote the development of a good mix of sites local planning authorities should amongst other things 'support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'.

Alderley Edge is identified as one of the 'Local Service Centres' in Cheshire East where CELPS Policy PG 2 states that "small scale development to meet needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities."

As a windfall site, CELPS Policy SE 2 states that development should;

- Consider the landscape and townscape character of the surrounding area when determining the character and density of development
- Build upon existing concentrations of activities and existing infrastructure
- Not require major investment in new infrastructure
- Consider the consequences of the proposal for sustainable development having regard to Policies SD 1 and SD 2.

Policy SC4 of the Cheshire East Local Plan states that "*New residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.*" AENP policy AE2 repeats this aim with the additional statement that "*Development must contribute towards a mix of house types, sizes and tenures and meet local housing needs as identified in the most up to date local housing needs assessment. Proposals must demonstrate how they have sought to deliver the necessary housing mix which, for sites of sufficient size, should include the provision of*

- 35% 1-2 bedrooms
- 60% 3 bedrooms
- 5% 4 + bedrooms".

The mix and type of one, two and three bed apartments located within a residential area here would contribute to the mix of housing sizes and types and would complement the existing provision within the area. The proposal does not meet the specific percentage of dwelling sizes set out in the policy, but it does clearly provide smaller house types which appears to be the preference of the policy.

In accordance with these policies, there is no objection in principle to new residential development in this location, subject to compliance with the other relevant development plan policies.

Affordable Housing

Policy SC 5 of the CELPS sets out the thresholds for affordable housing in the borough. In residential developments, affordable housing will be provided as follows: -

- i. In developments of 15 or more dwellings (or 0.4 hectares) in the Principal Towns and Key Service Centres at least 30% of all units are to be affordable;
- i. In developments of 11 or more dwellings (or have a maximum combined gross floorspace of more than 1,000 sqm) in Local Service Centres and all other locations at least 30% of all units are to be affordable;

- ii. In future, where Cheshire East Council evidence, such as housing needs studies or housing market assessments, indicate a change in the borough's housing need the above thresholds and percentage requirements may be varied;

The CELPS states in the justification text of Policy SC5 that the Housing Development Study shows that there is the objectively assessed need for affordable housing for a minimum of 7,100 dwellings over the plan period, which equates to an average of 355 dwellings per year across the borough. This figure should be taken as a minimum.

In developments of 11 or more dwellings in Local Service Centres at least 30% of all units are to be affordable; This is a proposed development of 14 apartments in a Local Service Centre, therefore, in order to meet the Council's Policy on Affordable Housing there is a requirement for 5 (4.2) dwellings to be provided as affordable homes.

Point 3 of policy SC5 notes that the affordable homes provided must be of a tenure, size and type to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities where people can live independently longer. Policy SC5 confirms that the Council would currently expect a ratio of 65/35 between social rented and intermediate affordable housing. On this basis, 3 units should be provided as affordable/social rent and 2 units as intermediate tenure.

Policy SC5 of the CELPS requires affordable housing to be provided on-site, however, in exceptional circumstances, where it can be proven that on-site delivery is not possible, as a first alternative, off-site provision of affordable housing will be accepted; as a second alternative a financial contribution may be accepted, where justified, and on a site-by-site basis, in lieu of on-site provision. This provision is viewed under the policy as a last resort option, as opposed to an alternative method of affordable housing. The desire to have all affordable provision on-site is in line with government guidance to encourage the development of mixed and balanced communities.

Where a financial contribution is offered, the amount of such contribution will normally be expected to reflect the cost necessary to facilitate an equivalent amount of affordable housing as would have been provided on-site.

Consultation between the agent and Registered Providers (RPs) within the locale confirmed that there would be little interest from RPs in the units on site due to the leasehold status and the additional charges which would render the affordable units 'unaffordable'.

Following this, in line with CELP Policy SC 5, point 8, there were no alternate sites for off-site provision, hence a commuted sum in-lieu of the affordable units was proposed.

In line with CEC policy, the commuted sum amount was determined by obtaining open market values for the units and offers from RP's. As per policy, the difference between the combined open market values and the combined RP offer provides the commuted sum amount of £246,500. This amount has been accepted by Strategic Housing at CEC, who raises no objections to the proposal. The proposal is therefore considered to comply with policy SC5.

Public Open Space

Policy SC2 of the CELPS requires major residential development to contribute to sport facilities where the development will increase demand and/or there is a recognized shortage in the locality that would be exacerbated. Policy SE6 of the Cheshire East Local Plan requires 65 square meters per dwelling for the provision of public open space contributions to outdoor sport facilities in line with SC2.

It appears that this cannot be provided on site, due to the space available, and therefore financial contributions would be required for offsite provision in line with policy SE6 of the Cheshire East Local Plan.

ANSA have advised a financial contribution of £95,241.44 would be required comprising £61,017.18 towards improved off-site amenity and play improvements and £21,903.56 towards off-site sports facilities. The contribution will be used to make additions, improvements and enhancements of the play and amenity facilities in Alderley Park, just a short walk from the site.

In the absence of onsite allotment provision, a commuted sum of £4,106.90 will be required for offsite provision, on commencement of development. The sum will be used on the Alderley allotments to make improvements, additions and enhancements.

The application includes the provision of onsite private amenity space but does not include green infrastructure (GI). As such a com sum of £8,213.80 will be required on commencement of development to be used on GI projects in Alderley Edge.

The policy requirement for such contributions is set out within policies SC2, SE6 and SD1 of the CELPS and the contribution amount has been calculated using a formula within the councils adopted SPD on Developer Contributions

Character and Design

Paragraph 130 of the NPPF seeks to ensure that developments function well and add to the overall quality of the area, be visually attractive as a result of good architecture, layout and landscaping; are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change; establish or maintain a strong sense of place, and create attractive and distinctive places to live, work and visit. The potential of a site should be optimised to accommodate an appropriate mix and amount of development whilst creating safe, inclusive and accessible places with a high standard of amenity for existing and future users.

Paragraph 134 notes that permission should be refused for development that is not well designed.

CELPS Policy SE 1 states that development proposals should make a positive contribution to their surroundings. It seeks to ensure design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements. It should also respect the pattern, character and form of the surroundings.

Amongst other criteria, Policy SD 2 of the CELPS also expects all development to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of height, scale, massing, form and grouping in addition to the relationship to neighbouring properties, materials, design features and green infrastructure. SADPD Policy GEN 1 requires proposals to create high quality development reflecting local character and design. SADPD policy HOU 14 advises that in determining appropriate density for a site, the character of the surrounding site and area, along with the mix and type of development, nature setting, and scale, amenity, availability and capacity of local services and viability should be taken into account.

AENP Policy AE2 requires new housing development to deliver high quality design through meeting the following key principles:

- A. Respect the grain and character of adjoining areas;
- B. Use architectural detailing that contributes to the character of the village;
- C. Use materials relevant to the particular area as set out in the Design Codes; and
- D. Follow the movement principles and hierarchy set out in the Design Codes.

Objections have been received on the grounds of non-compliance with AENP policy AE4 which seeks to prevent residential development in rear gardens and backlands where there would be an unacceptable impact on the character of the local area in terms of loss of openness, mature trees, hedges and shrubbery, and a substantial increase in the density of built form. Although this development would fill a much greater proportion of the plots that the dwellings occupy, this is an amalgamation of plots to create apartment living with communal garden and seeks to retain some open garden space, mature trees and landscaping.

Wilmslow Road displays a variety of sizes and styles of properties with the two adjoining properties comprising large residential buildings. The property to the north, The Oaks, is a large apartment building with the two adjoining properties to the south, The Belvadere and Cavendish Court, both large residential care homes.

The proposal seeks the erection of an apartment block displaying 5 storeys from the Wilmslow Road elevation and 4 storeys from the Horseshoe Lane elevation arranged in a single rectangular block. The footprint of the block is considerably larger than the two dwellings it replaces. The building is positioned in line with the existing front building lines of the buildings along Wilmslow Road with a large setback from Horseshoe Lane.

During discussions with the Council's Design Officer concerns were raised with regard to the scale of the development. However, the height of the proposal would bridge the heights of the adjoining properties when viewed from both Horseshoe Lane and Wilmslow Road, being lower than The Belvadere and Cavendish to the south and taller than The Oaks to the north and would therefore appear at an appropriate scale within the street scene. It is demonstrated within the contextual street scene submitted that the proposals provide for an appropriate transition between the two large blocks of apartments on either side, by stepping down in scale.

To the rear the opposite side of Horseshoe Lane contains a smaller residential scale than Wilmslow Road, which is characterised by large villas in large plots. The large setback of the building from Horseshoe Lane would reduce the prominence of the development from this angle and the natural screening to Wilmslow Road would also reduce the prominence of the proposed building from Wilmslow Road.

The proposed development makes efficient use of land by providing a density of 70 dwellings per hectare where currently the density is 5 dwellings per hectare. Furthermore, the development proposes to regenerate a derelict, dangerous site in a prominent location.

The proposal provides for large landscaped communal gardens and the application is supported by a comprehensive hard and soft landscaping scheme.

A landscaped parking area would be located to the rear fronting onto Horseshoe Lane and relatively modest communal garden area at the front. The parking area would benefit from more tree planting to soften and screen the development and a condition will be included for an updated landscaping scheme to be submitted.

The increased scale of the proposed development would not be to the detriment of the character and appearance of the street scene. Overall, it is considered that the proposals would contribute positively to the character of the area. As such the proposals comply with Section 12 of the NPPF, policies SE1 and SD2 of the CELPS, the requirements of AENP policy AE2 and SADPD policies GEN 1 and HOU 14.

Living conditions

CELPS policy SE1 seeks to ensure appropriate levels of privacy for new and existing residential properties. Policy SD 2 also expects all development to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of its relationship to neighbouring properties.

SADPD policy HOU 12 seeks to ensure development does not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of the proposed development due to:

1. loss of privacy;
2. loss of sunlight and daylight;
3. the overbearing and dominating effect of new buildings;
4. environmental disturbance or pollution; or
5. traffic generation, access and parking.

SADPD Policy HOU 13 (table 8.2) and the Cheshire East Design Guide set out the standards for space between buildings and advises for a three-storey building that 18m is required between principal habitable windows front to front, and 21m between principal habitable windows back to back. For a habitable room facing a non-habitable room this reduces to 16.5m.

This is required to maintain an adequate standard of privacy and amenity between residential properties.

All of the apartments meet the Nationally Described Space Standard in terms of internal accommodation provided.

The adjoining properties do not contain habitable windows facing onto the application site and there is good boundary screening between the properties to ensure there would be no conflict with the neighbours in terms of privacy.

The front and rear proposed balconies would not cause significant overlooking issues due to the positioning of the building, slightly forward of the adjoining buildings to the front and further back than The Oaks to the rear with only the car park to this property within view. The position of the building in relation to Cavendish Court ensures no habitable windows would be visible from the rear balconies.

The building is close to neighbouring development and will be appreciably higher than the existing properties. However, existing planting, which could be supplemented through additional landscaping, would reduce the increased presence of the building.

Residents are also concerned about the increase in the number of units on site and the increase in noise and activity as a result. However, the site is within the settlement boundary and close to busy roads and on street parking bays where noise and activity is expected. Additional comings and goings to the site are acceptable in a residential environment such as this one.

The proposals are considered to comply with the provisions of CELPS local plan policies SD2 and SE1, SADPD policies HOU 12 and HOU 13 and advice within the Cheshire East design guide, which all seek to safeguard residential amenity.

Highways/Accessibility

CELPS Policy CO 1 deals with sustainable travel and transport. It supports a shift from car travel to public transport and seeks to guide development to sustainable and accessible locations. Policy CO2 of the CELPS details that for new residential development, where there is a clear and compelling justification that it is necessary to manage the road network, proposals should adhere to the current adopted Cheshire East Parking Standards for Cars and Bicycles set out in Appendix C (Parking Standards). Policy SD1 of the CELPS refers to sustainable development and point 7 advises that development should, wherever possible provide sufficient car parking in accordance with adopted highways standards. Policy AE17 of the AENP requires that applications demonstrate they have met parking standards as per CELPS appendix C and that parking should avoid impacting or protruding onto surrounding streets. SADPD policy INF3 requires that amongst other things, proposals provide safe access to and from the site for all highway users and incorporate safe internal movement in the site to meet the requirements of servicing and emergency vehicles. Development traffic should be satisfactorily assimilated into the operation of the existing highway network so that it would not have an unacceptable impact on highway safety, incorporating measures to assist access to, from and within the site by pedestrians, cyclists and public transport users and meets the needs of people with disabilities.

Appendix C of the CELPS sets out the parking standards for the area which will only apply where there is clear and compelling justification that it is necessary to manage the road network. It indicates that the standards can be varied on a site-by-site basis with reference to evidence obtained locally or from a suitable data source (e.g. TRICS).

As a Local service centre, it is accepted that Alderley Edge is a suitably accessible location for additional housing. The village centre is within 400m of the site which is considered to be within a sustainable location. Based on the proposals for 14 dwellings comprising of 2 no. 1-bedroom, 10no. 2-bedroom and 2no. 3-bedroom units, appendix C of the CELPS recommends the on-site parking requirement would be 29 spaces (for a C3 use) which is met by the proposal.

Access to the site will be taken from Horseshoe Lane. Bin stores are located within the building.

Concerns have been raised by the Town Council and residents regarding the suitability of the site access and the additional pressures on the local highway network. However, the CEC Highway officer has confirmed that there are no objections to the proposals and raise no concerns in this regard. Having regard to the evidence outlined above, adequate parking is considered to be provided to serve the proposed development.

As such it is considered that the proposals are in accordance with SD1 and CO2 of the CELPS, SADPD Policy INF3, policy AE17 of the AENP and Appendix C of the CELPS in this regard.

Trees

CELPS Policy SE5 seeks to ensure the sustainable management of trees, woodland and hedgerows including provision of new planting to provide local distinctiveness within the landscape, enable climate adaptation resilience, and support biodiversity. Furthermore, the planting and sustainable growth of large trees within new development as part of a structured landscape scheme is encouraged in order to retain and improve tree canopy cover within the borough as a whole. Similarly, SADPD policy ENV 6 requires proposals to retain and protect trees, woodland and hedgerows. Proposals should include measures to secure the long-term maintenance of newly planted trees.

Tree Preservation Orders and Conservation Area

Trees within and immediately adjacent to the site are not currently protected by a Tree Preservation Order. The site does not lie within a designated Conservation Area. Trees are a matter of planning policy and therefore a material consideration.

Veteran Trees

The Woodland Trust maintains an inventory of trees which includes records of some ancient and veteran trees. The database currently shows there are no records of ancient or veteran trees on the site.

Arboricultural Impact Assessment (AIA)

In accordance with Policy ENV6 (SADPD) the application is supported by an Arboricultural Impact Assessment which has identified four individual trees, three tree groups and one hedgerow, within and immediately adjacent to the site. Two individual trees and two groups have been assessed as Moderate (B) category specimens. The remaining trees are deemed to be low (C) category and are not regarded as principal landscape assets or contribute significantly to the wider amenity of the area.

Tree Removals

The AIA identifies one individual moderate (B) category tree will require removal to accommodate the centralising of the access from Horseshoe Lane. A further two moderate (B) category groups and one low (C) category group are proposed for removal for the apartments and associated car parking.

It is noted that the AIA does not provide a comment on the impact of the tree removals both visually and on the wider landscape and character of the area. It is however evident that the visual amenity afforded by the trees is restricted to the site and immediate surroundings. Consequently, it is considered that the loss of these trees will not have a significant adverse impact on the wider amenity of the area.

Root Protection Areas (RPA)

The proposed building and car parking encroaches within the root protection area of an offsite Ash tree (T2). The extent of encroachment has not been assessed by the AIA but the draft protection drawing suggest encroachment is minimal and the use of geotextiles is not required. This appears to conflict with Table 1 of the AIA that implies the use of geotextiles construction methodologies for the provision of new hard surfacing affecting tree T2.

If planning consent is granted it is recommended a condition be included to include provision for a method statement for construction of the car park as part of the tree protection scheme

Mitigation

Where adverse impacts on trees that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area are unavoidable such impacts must satisfactorily demonstrate a net environmental gain by appropriate mitigation, compensation or offsetting.

Para 7.1 (Table 1) of the AIA states compensation for the loss of trees can be provided by replacement planting as part of a detailed landscape scheme. The AIA at para 5.3 suggests that the proposed areas for landscaping in terms of canopy cover will be broadly neutral. However as noted by the Council's Nature Conservation Officer, the applicant has submitted a report of an assessment undertaken using the Defra biodiversity 'metric' methodology on the losses and gains to biodiversity which concludes in a net gain for area-based habitats and hedgerows.

A proposed landscape scheme has been provided in support of this application which provides for the planting of six trees (comprising of Rowan and Oak) located within the landscaped area to the west of the site. Although a further landscape plan will be conditioned to include additional planting to the rear it is considered that the proposed planting provides the required compensation for under Policy SE 5.

Overall, having regard to the above details, the proposals are considered to comply with the requirements of CELPS policy SE5 and SADPD policy ENV 6 in this regard.

Ecology and Biodiversity

Section 15 of the NPPF considers the conservation and enhancement of the natural environment. Local Plan Policy SE 3(5) requires all developments to aim to positively contribute to the conservation of biodiversity. AENP policy AE3 supports proposals which conserve, protect and, where possible, enhance wildlife and biodiversity. SADPD policy ENV 2 requires all development to demonstrate a net gain in biodiversity.

The submitted ecological survey suggested that bat activity surveys are undertaken to establish the presence/absence of roosting bats. Following further bat surveys, no evidence was found of roosting bats and the site was considered not to have suitable foraging or commuting habitat for bats. The Council's ecologist considers that no further bat surveys are required.

This planning application provides an opportunity to incorporate features to increase the biodiversity value of the final development in accordance with local plan policy. The Council's

ecologist recommends that an ecological enhancement strategy is requested via condition, and avoidance of bird nesting season.

Subject to appropriate conditions, the proposals are considered to be in accordance with CELPS policy SE3, AENP Policy AE3 and SADPD policy ENV 2 in this regard.

Contaminated Land / Air Quality

Environmental Health have not raised any issue with the proposals and suggest conditions which require submission of additional information to demonstrate that the site is free of contaminants, and soil importing and that an EV charging scheme is provided. It is considered that an EV charging scheme, travel plan and low emission boiler conditions are not reasonably required for this development as other legislation covers this and the site is considered in a sustainable location for residential development, very close to the village centre.

It is therefore considered that subject to such conditions the proposed development would comply with Policy SE12 of CELP and the NPPF in this regard.

Flood Risk and Drainage

Policy SE13 of the CELPS states that developments must integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity within the borough and provide opportunities to enhance biodiversity, health and recreation.

The site is located within Flood Zone 1, indicating that the site is not at risk from fluvial or tidal sources according to the Flood Map for Planning.

The Lead Local Flood Authority have commented on the application and raised no objections to the proposals subject to conditions relating to detailed drainage design. No objections have been received from United Utilities.

It is considered that conditions could appropriately deal with drainage design and management at the site and that the proposals accord with policy SE13 of the CELPS and the NPPF in this regard.

Heads of Terms

In the event of approval, a S106 agreement will be required to secure the following:

- A financial contribution of £95,241.44 for the provision of play and amenity (POS), outdoor sports (ROS), allotments and green infrastructure (GI);
- A financial contribution of £246,500 to be spent towards the provision of off-site affordable housing.

Community Infrastructure Levy (CIL) Regulations

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

(a) necessary to make the development acceptable in planning terms;

- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The scheme, via planning policy triggers the requirement to provide 5 affordable units and a financial contribution for the provision of play and amenity (POS), outdoor sports (ROS), allotments and green infrastructure (GI).

As these provisions relate to either policy provision and / or identified need, it is considered that these requirements are necessary, fair and reasonable in relation to the development. The S106 recommendation is therefore considered to be compliant with the CIL Regulations 2010.

CONCLUSIONS

The application lies within Alderley Edge, which is identified as a Local Service Centre where the principle of residential development on the site is acceptable. The site is sustainably located and is within walking distance of the town centre, public transport, services and facilities within Alderley Edge. The developments accords with Policies SD 1, SD 2, PG 2 and SE 2 of the CELPS in this regard.

The scheme presents an acceptable design that will not unduly harm the character or appearance of the surrounding area, and the amenity of existing or future occupants will not be adversely affected.

The proposals will support the provision of 14 units of accommodation which also contributes to the Council's housing supply and is an efficient use of land.

Economic benefits of the scheme comprise the spending power of future residents in the local shops and services and the short-term economic benefits derived from the creation of construction jobs.

The proposed level of parking would be satisfactory to accommodate the likely demand for parking spaces generated by the development and evidence from the applicant regarding trip generation is accepted and is unlikely to lead to an unacceptable impact on highway safety or through cumulative impacts, lead to congestion on the road network.

The proposals will not result in a loss of biodiversity or harm protected species nor increase flood risk or concerns regarding noise and air pollution. The proposals are considered to have an acceptable impact on trees within and adjacent the site.

The proposal is therefore a sustainable development, and accordingly, the application is recommended for approval subject to a s106 agreement and conditions.

Recommendation:

Approve subject to a S106 agreement to secure:

- A financial contribution of £95,241.44 for the provision of play and amenity (POS), outdoor sports (ROS), allotments and green infrastructure (GI);

- A financial contribution of £246,500 be spent towards the provision of off-site affordable housing.

And the following conditions:

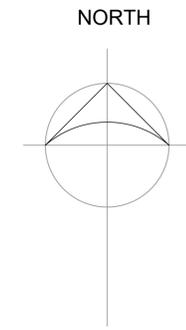
1. 3-year Time Limit
1. Development in accord with approved plans
2. Material samples to be submitted
3. Construction Management Plan (highways) to be submitted
4. Method statement required for construction of car park (trees)
5. Submission of existing and proposed levels
6. Bird nesting season avoidance
7. Biodiversity enhancement scheme to be submitted
8. Materials to be stored on pallets for the protection of hedgehogs
9. Landscaping scheme to be submitted
10. Landscaping details and maintenance to be submitted
11. Boundary treatment plan to be submitted
12. Drainage scheme to be submitted prior to commencement
13. Contamination risk assessments to be submitted
14. Verification and remediation (contamination) to be submitted
15. Testing of soil to be imported
16. Reporting of unexpected contamination

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add Conditions and/or Informatives or reasons for approval prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chair of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.



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24/0962M
OAKLANDS,
WILMSLOW ROAD,
ALDERLEY EDGE,
WILMSLOW,
SK9 7QW



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BLOCK PLAN 1 : 500



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LOCATION PLAN 1 : 1250

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client				
MR BRIAN SPENCER				
job				
PROPOSED REDEVELOPMENT OF OAKLANDS AND THE OLD COACH HOUSE, WILMSLOW ROAD, WILMSLOW				
title				
BLOCK AND LOCATION PLANS				
scale	date	job no.	drawing no.	rev
1:500&1250/A1	12 JAN 24	MSW 148	L01	

Penmon House 76, Hoole Road, Hoole, Chester CH2 6NL
 www.willacyhorsewood.co.uk
 Tel: 01244 853891 07973 322 953 E-Mail: mark@willacyhorsewood.co.uk

Location Plan

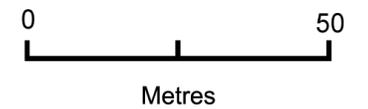
Site Address: Easting: 384319 Northing: 378904

Date Produced: 12-Mar-2024

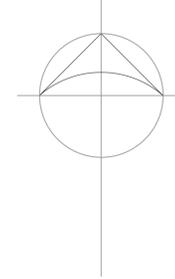
Scale: 1:1250 @A4



Planning Portal Reference: PP-12874648v1



NORTH



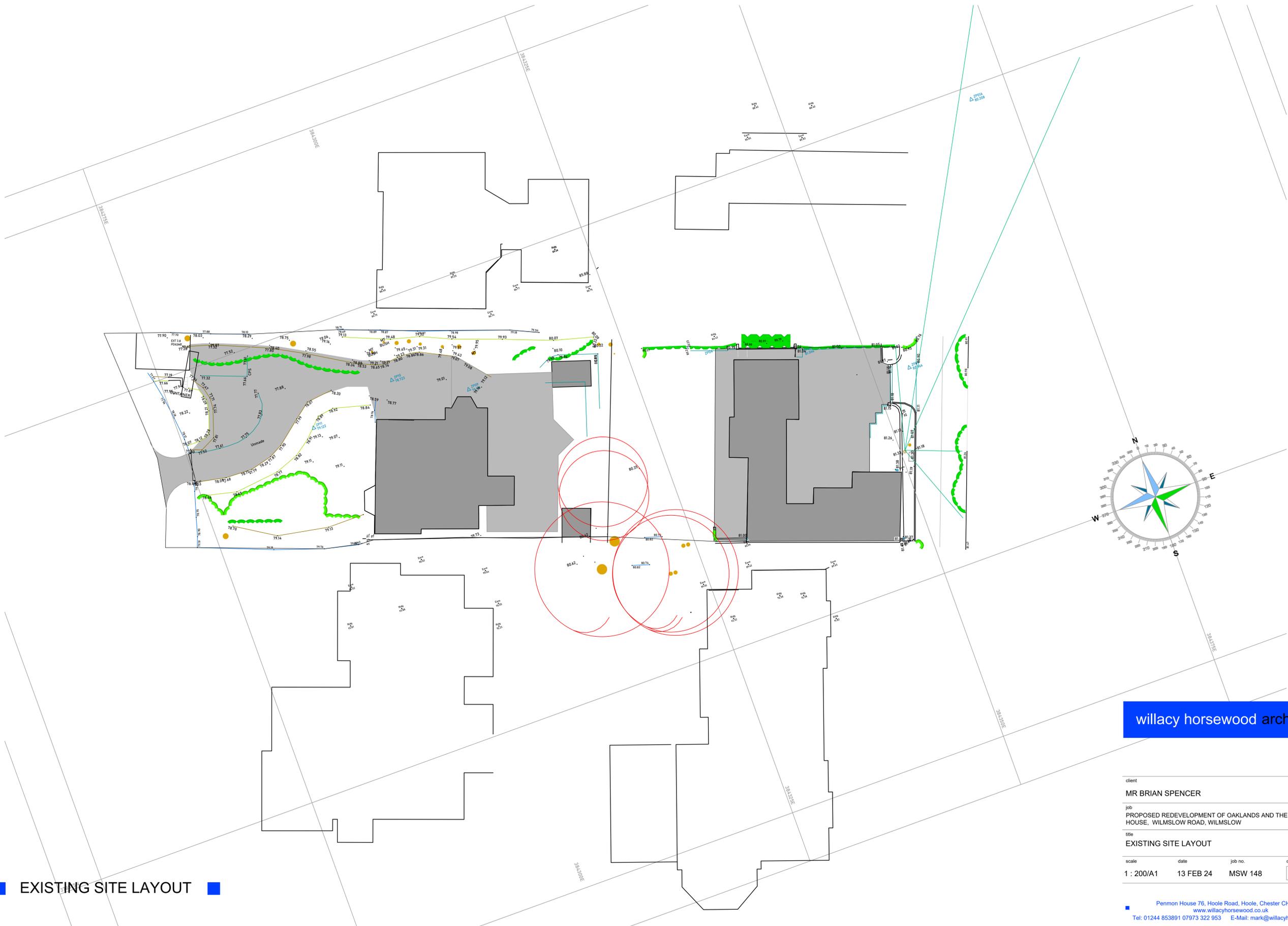
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PROPOSED BLOCK PLAN 1 : 500

client				
MR BRIAN SPENCER				
job				
PROPOSED REDEVELOPMENT OF OAKLANDS AND THE OLD COACH HOUSE, WILMSLOW ROAD, WILMSLOW				
site				
PROPOSED BLOCK PLAN				
scale	date	job no.	drawing no.	rev
1:500/A1	04 AUG 24	MSW 148	PB1	

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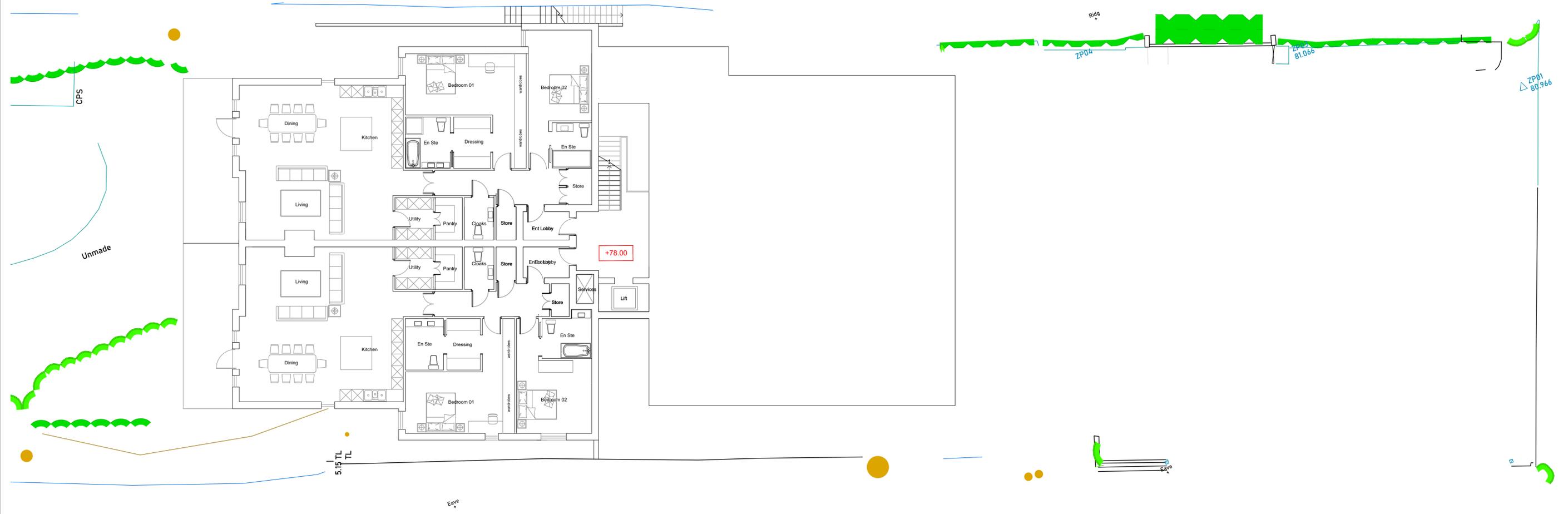


■ EXISTING SITE LAYOUT ■

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client	MR BRIAN SPENCER			
job	PROPOSED REDEVELOPMENT OF OAKLANDS AND THE OLD COACH HOUSE, WILMSLOW ROAD, WILMSLOW			
title	EXISTING SITE LAYOUT			
scale	date	job no.	drawing no.	rev
1 : 200/A1	13 FEB 24	MSW 148	EXS01	

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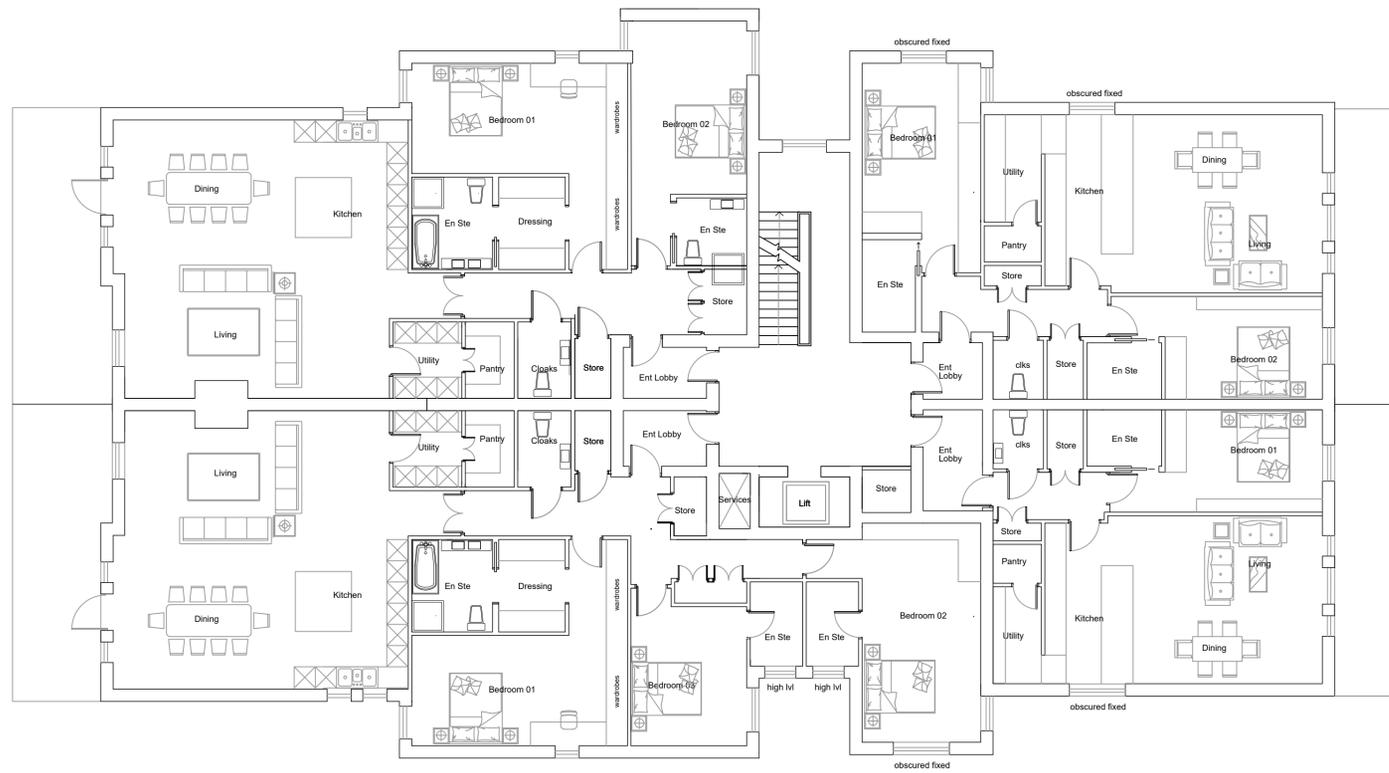


■ FLOOR PLANS LEVEL -01 ■

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job	PROPOSED REDEVELOPMENT OF OAKLANDS AND THE OLD COACH HOUSE, WILMSLOW ROAD, WILMSLOW			
title	PROPOSED FLOOR PLANS LEVEL -01			
scale	date	job no.	drawing no.	rev
1:100/A1	24 APR 24	MSW 148	L-01	

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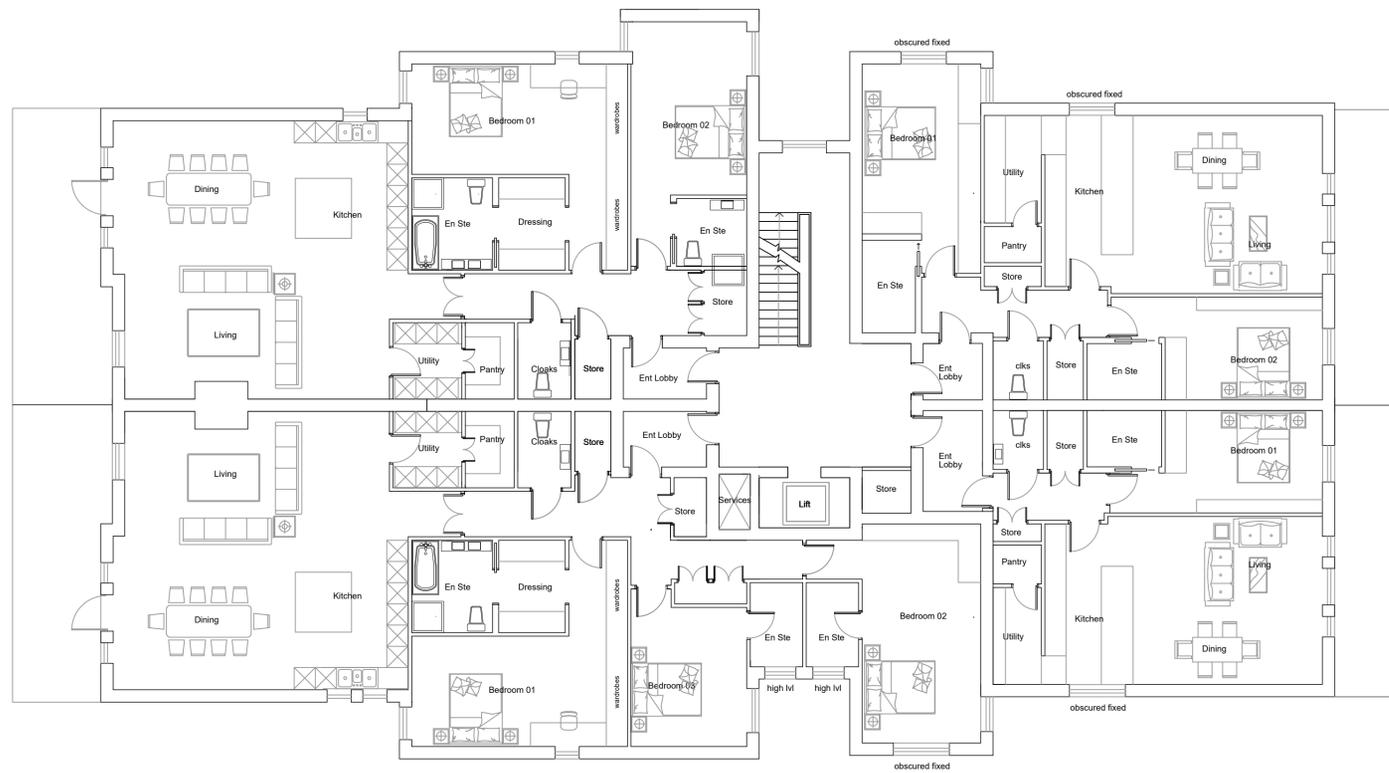


■ FLOOR PLANS LEVEL 01 ■

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client				
MR BRIAN SPENCER				
job				
PROPOSED REDEVELOPMENT OF OAKLANDS AND THE OLD COACH HOUSE, WILMSLOW ROAD, WILMSLOW				
title				
PROPOSED FLOOR PLANS LEVEL 01				
scale	date	job no.	drawing no.	rev
1:100/A1	23 APR 24	MSW 148	L01	

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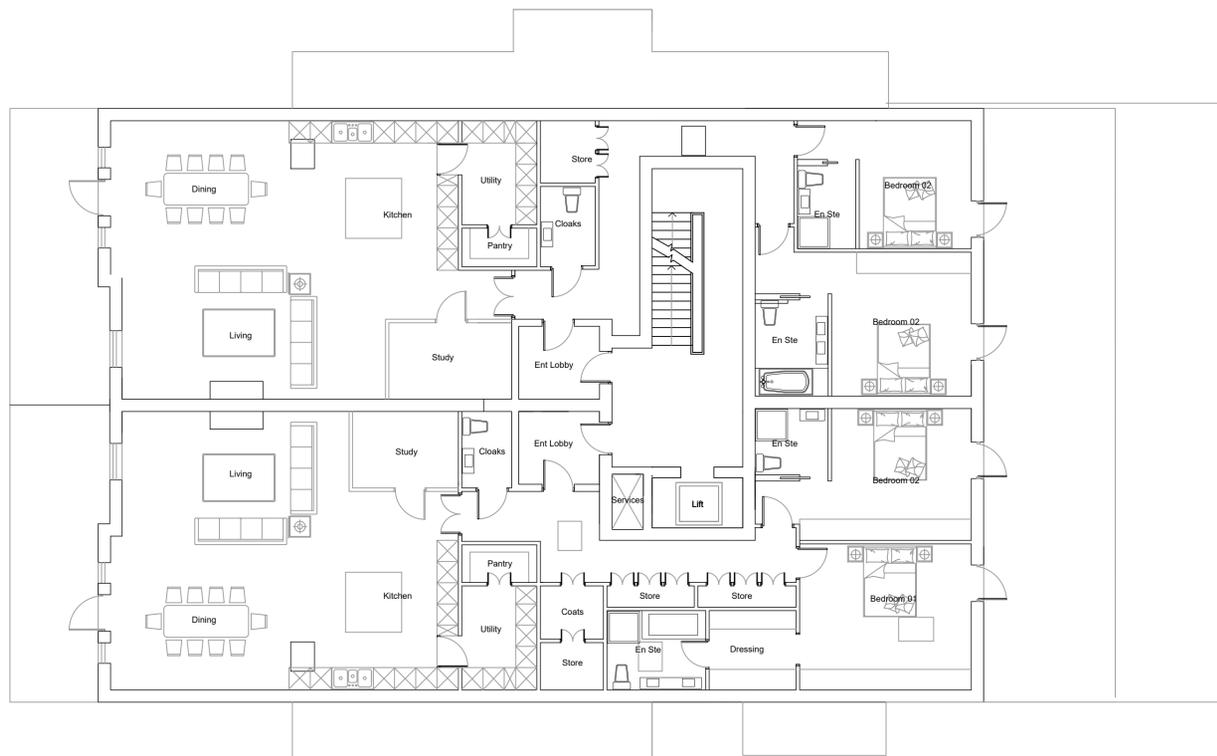


■ FLOOR PLANS LEVEL 02 ■

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client				
MR BRIAN SPENCER				
job				
PROPOSED REDEVELOPMENT OF OAKLANDS AND THE OLD COACH HOUSE, WILMSLOW ROAD, WILMSLOW				
title				
PROPOSED FLOOR PLANS LEVEL 02				
scale	date	job no.	drawing no.	rev
1:100/A1	19 APR 24	MSW 148	L02	

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■ FLOOR PLANS LEVEL 03 ■

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client	MR BRIAN SPENCER			
job	PROPOSED REDEVELOPMENT OF OAKLANDS AND THE OLD COACH HOUSE, WILMSLOW ROAD, WILMSLOW			
title	PROPOSED FLOOR PLANS LEVEL 03			
scale	date	job no.	drawing no.	rev
1:100/A1	24 APR 24	MSW 148	L03	

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■ FLOOR PLANS LEVEL 0 ■

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client
MR BRIAN SPENCER

job
PROPOSED REDEVELOPMENT OF OAKLANDS AND THE OLD COACH HOUSE, WILMSLOW ROAD, WILMSLOW

title
PROPOSED FLOOR PLANS LEVEL 0

scale date job no. drawing no. rev
1:100/A1 24 APR 24 MSW 148 L0

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THE OAKS

PROPOSED ELEVATION FACING WEST TOWARDS WILMSLOW ROAD

THE BELVEDERE NURSING HOME



CAVENDISH COURT NURSING HOME

PROPOSED ELEVATION FACING EAST TOWARDS HORSESHOE LANE

THE OAKS

CONTEXTUAL STREET SCENES

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client
MR BRIAN SPENCER
job
PROPOSED REDEVELOPMENT OF OAKLANDS AND THE OLD COACH HOUSE, WILMSLOW ROAD, WILMSLOW

title
CONTEXTUAL STREET SCENES
scale
N.T.S.A1
date
16 APR 24
job no.
MSW 148
drawing no.
CT01
rev

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PROPOSED ELEVATION FACING WEST TOWARDS WILMSLOW ROAD



PROPOSED SIDE ELEVATION FACING NORTH

PROPOSED ELEVATIONS 01

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client
MR BRIAN SPENCER
job
PROPOSED REDEVELOPMENT OF OAKLANDS AND THE OLD COACH HOUSE, WILMSLOW ROAD, WILMSLOW

title
PROPOSED ELEVATIONS 01
scale
1:100/A1
date
24 APR 24
job no.
MSW 148
drawing no.
EL01
rev

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CAVENDISH COURT FACING TOWARDS HORSESHOE LANE

PROPOSED ELEVATION FACING EAST TOWARDS HORSESHOE LANE

THE OAKS FACING TOWARDS HORSESHOE LANE



PROPOSED SIDE ELEVATION FACING SOUTH

PROPOSED ELEVATIONS 02

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client
MR BRIAN SPENCER
job
PROPOSED REDEVELOPMENT OF OAKLANDS AND THE OLD COACH HOUSE, WILMSLOW ROAD, WILMSLOW

title
PROPOSED ELEVATIONS 02
scale
1:100/A1
date
24 APR 24
job no.
MSW 148
drawing no.
EL02
rev

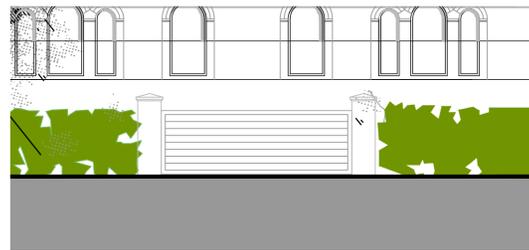
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SOFT LANDSCAPE LAWNED AREA



PORCELAIN PAVING



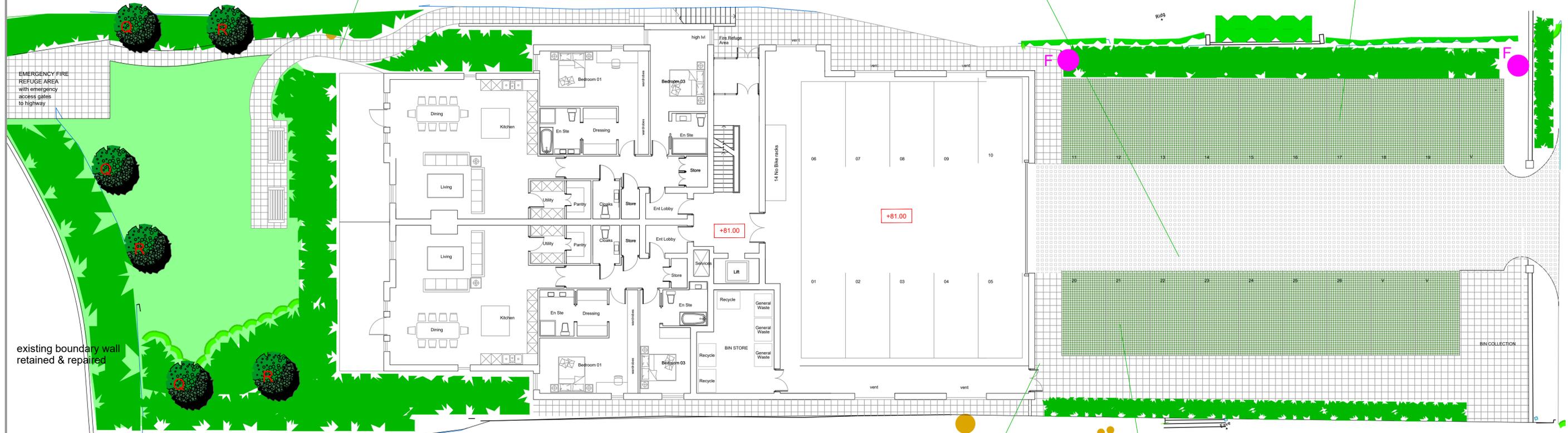
NEW BRICK PILLAR ENTRANCE GATES



SEMI PERMEABLE PAVERS



GRASSCRETE PAVING

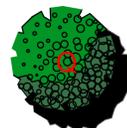


PLANTING KEY

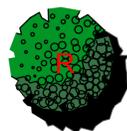


No peat based compost should be used during planting (although some shrubs may arrive in peat base)
Chemicals should be used sparingly and if only absolutely necessary

BORDER / SHRUB PLANTING	pot size	height	Specification
Calluna Vulgaris - heather	9cm	10-20cm	Bushy
Erica cinerea - heather	9cm	10-20cm	Bushy
Vaccinium myrtillus - bilberry	2ltr	60-80cm	Bushy - 2 breaks
Cotoneaster frigidus	3ltr	40-60cm	Branched - 2 breaks
Berberis darwinii	3ltr	30-40cm	Bushy - 4 breaks
Viburnum bodnantense	3ltr	40-60cm	Branched - 3 breaks
Mahonia sp	3ltr	40-60cm	Bushy - 2 breaks
Pyracantha	3ltr	40-60cm	leader with several laterals : 4 breaks



ENGLISH OAK
QUERCUS RUBER
10L POT 150 - 200CM



ROWAN ASH
SORBUS AUCUPARIA
10L POT 150 - 180CM



FIRE HYDRANT - LOCATION
TO BE AGREED WITH LOCAL
FIRE BRIGADE



PORCELAIN PAVING



GRASSCRETE PAVING

PROPOSED HARD AND SOFT LANDSCAPING

willacy horsewood architects

client
MR BRIAN SPENCER

job
PROPOSED REDEVELOPMENT OF OAKLANDS AND THE OLD COACH HOUSE, WILMSLOW ROAD, WILMSLOW

title
PROPOSED HARD AND SOFT LANDSCAPING

scale
NTS/A1

date
19 APR 24

job no.
MSW 148

drawing no.
LS0

rev
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