

APPLICATION NO: 24/0999M

**LOCATION: The Towers And Progress Mill Parsonage Street,
Macclesfield, Cheshire East,**

**PROPOSAL: Erection of a 74 no. bed care home (Use Class C2) with
associated parking and landscaping**

ADDITIONAL REPRESENTATIONS

A further representation has been received making the following comments:

- The officer report does not include the most important CELPS and SADPD policies relevant to the application, namely LPS 12 Central Macclesfield, RET 7 'Supporting the vitality of town and retail centres', RET 8 'Residential accommodation in the town centre' (which does not support Use Class C2 in town centres), and RET 11 'Macclesfield town centre and environs'.
- The site lies near the centre of the Sunderland Street & Silk Quarter character area of Macclesfield town centre
- These omissions would leave an approval of the application open to legal challenges and so the application should be excluded from the agenda.

OFFICER COMMENT

1. CELPS Policy LPS 12 relates to 'Central Macclesfield' The application falls within the area indicated by LPS 12 and advises that the council "will look to maximise opportunities for improvement and regeneration" including the delivery of new dwellings. This is subject to proposals being appropriate within their context including strengthening leisure and retail sectors, encouraging landmark developments of a high-quality design that respond well to local heritage.
2. SADPD Policy RET 7 states that town centre locations are the primary location for main town centre uses to support their long-term vitality and viability and development proposals should be of a scale commensurate with the centre's role and function.
3. SADPD Policy RET 8 advises that the provision of residential accommodation in principal town centres and town centres will be supported including the redevelopment of existing sites where appropriate and safe access arrangements, cycle parking and well-located waste and recycling facilities are provided.
4. SADPD RET 11 states that the council will support opportunities for improving and regenerating Macclesfield town centre and environs. The site lies with the 'Sunderland Street and Silk Quarter' character area where RET 11 advises that 'opportunities to encourage and develop a quarter with a strong residential element around the Sunderland Street area will be supported in principle'.

5. None of the above policies preclude the residential development of this site. Whilst the site is located within the town centre, it is on the periphery and not within the primary / principal shopping area. It would not undermine the long-term vitality and viability of the town centre in terms of retail or commerce and is appropriate in terms of scale and location having regard to surrounding development.
6. The design and impact on local heritage is considered acceptable having regard to the benefits of the scheme i.e. bringing forward a prominent, vacant brownfield site into viable use which would also align with the general strategic aims of helping to regenerate the town centre, including the Sunderland Street and Silk Quarter' character area.
7. Taking this into account, the scheme is found to be acceptable in the context of the policies identified by representation.

RECOMMENDATION

No change to recommendation.

APPROVE the application subject to a s106 legal agreement and the conditions and heads of terms on pages 26-27 of the Agenda Reports Pack.