

## **STRATEGIC PLANNING BOARD – 20<sup>th</sup> JUNE 2012**

### **UPDATE TO AGENDA**

**APPLICATION NO:** 12/1170M

**LOCATION:** Hope Park, Macclesfield Hospital, Prestbury Road, Macclesfield

**UPDATE PREPARED:** 18<sup>th</sup> June 2012

### **DETAILS OF PROPOSAL**

Reserved matters approval is sought for the appearance of fifteen, two and a half storey townhouses in seven blocks and for the associated landscaping.

### **CONSIDERATIONS**

**Landscape:** No objection subject to conditions

A revised landscaping scheme (drawing 3485.21-Rev A) was submitted to the Local Planning Authority and has been assessed by the Landscape Officer. The revised scheme is considered acceptable and is therefore considered to comply with policies DC8 and DC37 of the Local Plan, however conditions are requested in respect of:

- The paving material for the paths around all the properties and the bin collection area to be submitted for approval prior to construction.
- Full details showing how the stone shield will be mounted and its location within the Public Open Space to be submitted for approval either prior to commencement or within 3 months of the Decision Notice.
- Full details for the new piers, railings and steps on the Victoria Road frontage and in the vicinity of properties 5 & 6. Plus further details and a method statement to show how the mature Holly hedge on the Victoria Road frontage will be protected during construction, including a full specification for the replacement of any dead or damaged hedge shrubs with semi-mature Holly shrubs. This shall be submitted prior to commencement or within 3 months of the Decision Notice.

### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

It is considered that the revised landscaping details are acceptable and subject to additional conditions outlined below, the application is recommended for approval.

### **Additional Conditions**

1. No development involving the use of any facing or roofing materials shall take place until samples of the paving material for the paths

around all the properties and the bin collection areas have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate landscaping of the site having regard to Policy DC8 of the Macclesfield Borough Local Plan 2004.

2. Prior to the commencement of development, full details showing how the stone shield will be mounted and its location within the Public Open Space shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out prior to the occupation of the dwellinghouses hereby approved and in accordance with the approved details.

Reason: To preserve the historic shield that was previously located on a wall within the wider 'Blue Zone' site and to comply with policies BE1 and BE2 of the Macclesfield Borough Local Plan 2004.

3. Prior to the commencement of development:
  - Full details for the new piers, railings and steps on the Victoria Road frontage and in the vicinity of properties 5 & 6; and
  - Further details and a method statement to show how the mature Holly hedge on the Victoria Road frontage will be protected during construction, including a full specification for the replacement of any dead or damaged hedge shrubs with semi-mature Holly shrubs,

shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate landscaping of the site having regard to Policy DC8 of the Macclesfield Borough Local Plan 2004.