

NORTHERN PLANNING COMMITTEE – 6 AUGUST 2014

UPDATE TO AGENDA

APPLICATION NO: 14/1945M

LOCATION Land off Saville Street, Macclesfield

UPDATE PREPARED 4 August 2014

OFFICER APPRAISAL

Flood Risk:

It would appear that the site currently drains into Knights Pool via the culvert on the northern edge of the site. Whilst officers believe that any flood risk issue can be readily resolved with some on-site attenuation to meet current design standards and the applicant should be able to route surface water to the same outfall, a Flood Risk Assessment would still be required.

Loss of employment:

The applicant has confirmed that the following businesses would be affected by the redevelopment of the site:

- Saville Street Motors - proprietor Mr C Pointon plus 1no. employee
- Macclesfield Spray and Repair - proprietor Mr L McAllister (sole trader)
- Hulley Roofing - storage unit only
- DW Windows - storage unit only

Therefore three jobs may be affected. They have all been informed that their leases will not be renewed in light of the current application.

Greenspace:

The Greenspace commuted sum would be payable on the implementation of the development and not a condition of receiving planning permission.

Amenity Implications:

A Site Section has been received in relation to the properties on Barber Street. Number 44 Barber Street would be the most affected by the development. However:-

- The minimum distance to the gable wall is 15.77 metres which is more than the minimum recommended;
- The gable is not at right angles to the property and it is angled away from it;
- In terms of loss of view or light the gable will not be as high as the current trees are, and accepting the fact that a blank gable is probably a less desirable view than foliage the suggestion of planting and bushes on the bank at the back of the garden will ameliorate this somewhat.

- The aspect is almost due north so loss of sunlight into the garden would not be a significant issue, notwithstanding that the existing trees would probably have more effect on the light into the garden with the additional height and the canopy.

CONCLUSION

As the applicants are still preparing a Flood Risk Assessment (FRA) and as the drainage strategy will form a significant part of the FRA report (which will also consider flood risk from Knights Pool, sewers and overland flow) officers are recommending that the recommendation is changed to a 'defer and delegate' approval to officers in conjunction with the Chairman of Committee subject to the submission of an acceptable Flood Risk Assessment.