

Application No: 15/0711M

Location: MACCLESFIELD D G HOSPITAL, PRESTBURY ROAD,  
MACCLESFIELD, CHESHIRE, SK10 3BL

Proposal: Reserved Matters application for the erection of a two storey office building to accommodate B1 and ancillary D1 (clinical and medical uses) and providing 1190 sq m of floorspace (Outline approval 12/3786M)

Applicant: Mr Stuart Binks, KeyworkerHomes (Macclesfield) LtdTDP

Expiry Date: 15-May-2015

## **REASON FOR REPORT**

The proposal is a major development requiring a Committee decision.

### **SUMMARY**

The principle, layout and access to the proposed office have previously been accepted with the approval of the outline application 12/3786M. The proposed scale, appearance and landscaping is considered to be acceptable and consistent with the parameters agreed at the outline stage. The proposed building would have an acceptable relationship with nearby buildings, would not have any adverse impact on the setting of nearby listed buildings or on the amenity of nearby residents.

### **RECOMMENDATION**

**Approve subject to conditions**

## **PROPOSAL**

This proposal seeks reserved matters approval for the appearance, landscaping and scale of an office building that formed part of an outline permission on the site.

The application follows the granting of outline planning permission (12/3786M) for the erection of an office building for B1 and D1 uses (maximum of three storeys), and 34 dwellings. The outline permission granted the approval of access and layout. Appearance, landscaping and scale were reserved for subsequent approval.

## **SITE DESCRIPTION**

The application site comprises land within the Macclesfield Hospital site, located to the north of the Henbury building (curtilage listed) and to the north/west of the Ingersley building (curtilage listed). The site was previously occupied by the education and training building which was recently demolished following the granting of listed building consent (12/3784M). A decked car park is located to the rear (west) of the site with the residential clock tower conversion located to the east.

## **RELEVANT HISTORY**

The Macclesfield Hospital site has an extensive history, the most relevant applications to this proposal are outlined below:

12/3786M - the erection of an office building for B1 and D1 uses (maximum of three storeys), and 34 dwellings (outline) – approved subject to a S106 agreement – Nov 2014.

12/3779M - Change of use of Ingersley and Henbury buildings to form 36 apartments together with associated car parking and development (full planning) – approved December 2014.

12/3784M - Change of use of the Ingersley and Henbury buildings to form 36 apartments. Works to curtilage buildings within the overall grounds of the Grade II Listed Clocktower building, including alterations associated with the residential conversion of the Ingersley and Henbury buildings, together with the demolition of the Education and Training building and the Pavillion building (Listed Building Consent) – approved April 2013.

## **NATIONAL & LOCAL POLICY**

### **National Policy**

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs:

14. Presumption in favour of sustainable development.

17. Core planning principles

18-22 Building a strong, competitive economy

56-68. Requiring good design

126-141 Conserving and enhancing the historic environment

### **Development Plan**

The Development Plan for this area is the 2004 Macclesfield Borough Local Plan.

The relevant Saved Policies are:

NE11 Nature Conservation

BE1 Design Guidance

BE16 Setting of listed buildings

H13 Protecting Residential Areas

C2 Macclesfield Hospital

T2 Public Transport

DC3 Amenity  
DC6 Circulation and Access  
DC8 Landscaping  
DC9 Tree Protection  
DC38 Space, Light and Privacy

### **Cheshire East Local Plan Strategy – Submission Version (CELP)**

As the examination of this plan has now been suspended, its policies carry limited weight. The following are considered relevant material considerations as indications of the emerging strategy:

MP1 Presumption in favour of sustainable development  
PG1 Overall Development Strategy  
PG2 Settlement hierarchy  
PG6 Spatial Distribution of Development  
SD1 Sustainable Development in Cheshire East  
SD2 Sustainable Development Principles  
IN1 Infrastructure  
SE1 Design  
SE2 Efficient use of land  
SE3 Biodiversity and geodiversity  
SE4 The Landscape  
SE5 Trees, Hedgerows and Woodland  
SE6 Green Infrastructure  
SE9 Energy Efficient Development

### **CONSULTATIONS**

**Highways** – no objections.

**Environmental Health** – comments awaited.

**United Utilities** – comments awaited.

**Manchester Airport** – no safeguarding objections.

**CEC Flood Risk Manager** – no objections but note the existence of a culverted watercourse on the site.

### **REPRESENTATIONS**

Neighbour notification letters were sent to all adjoining occupants, a site notice erected and a press advert was placed in the local paper.

Two representations have been received from residents of the adjacent Clock Tower development raising the following concerns:

- Hours of construction should be restricted to 8-6 with no working on Sundays and Bank Holidays
- Construction needs to be managed so that materials don't spill out beyond the construction site and to ensure that roads and footpaths are not blocked
- No power driving machinery should be used
- Noise pollution

It is worth noting that the representations appear to relate to previous/ongoing issues with construction on the site and not to the proposed development.

## **APPRAISAL**

The principle of the proposed office building together with its layout and access has previously been accepted with the approval of the outline application 12/3786M. The current application relates only to the proposed scale, appearance and landscaping as the reserved matters to be approved for this scheme.

### **Scale**

The proposed office building is two storey, having a ridge height of 11.5m and an eaves height of 7.5m. It has a footprint of 625 sq metres and a floorspace of 1250 sq metres. The scale of the building proposed is less than that considered and approved under application 12/3786M. At outline stage it was anticipated that a three storey office building would be erected with a floorspace of 1858 sq metres, a ridge height of 15.55m and an eaves height of 11.35m. As such no objections are raised to the scale of development proposed.

### **Appearance**

The proposed office building is T shaped in plan form and has a pitched roof. It is to be constructed from a combination of natural gritstone, dark grey composite cladding, curtain wall glazing and red facing brick. The roof would be clay tiles. This is reflective of materials used elsewhere within the site. The appearance of the building is considered to be acceptable given its location within the site, adjacent to a decked parking area and within close proximity to another modern office building. It is not considered that there would be any adverse impact on the setting of nearby listed buildings. No objections have been raised by the Council's Conservation Officer.

### **Landscaping**

A landscape scheme has been submitted with the application and this is considered to be generally acceptable by the Council's landscape officer. As originally submitted, it was noted that the landscape plan was not consistent with the proposed site plan and site edged red. Revised plans have now been received. The landscape officer recommends a number of landscape conditions to be attached to any consent granted. The applicant is looking to address landscape conditions at this stage, and any update on this matter will be reported to members.

### **Highways**

No objections are raised by the Strategic Infrastructure Manager who notes that as originally submitted there was a slight change to the proposed layout but that it is similar to the outline scheme. However notwithstanding this he considers that the scheme remains acceptable. He also notes that there is cycle parking indicated, and requests that a condition be attached to ensure that cycle parking is provided.

As stated above, during the course of the application revised plans have been received that are consistent with the layout and parking approved at outline stage.

### **Other considerations**

Comments raised in representation have been considered. The original outline consent contained an hours of construction condition limiting works to 8-6 Monday to Friday, 9-2 on Saturday and no working on Sundays and Bank Holidays. Additionally there is a condition controlling the use of piling. As such, it is considered that the concerns raised were considered at the outline stage and are not a matter to be considered at this stage.

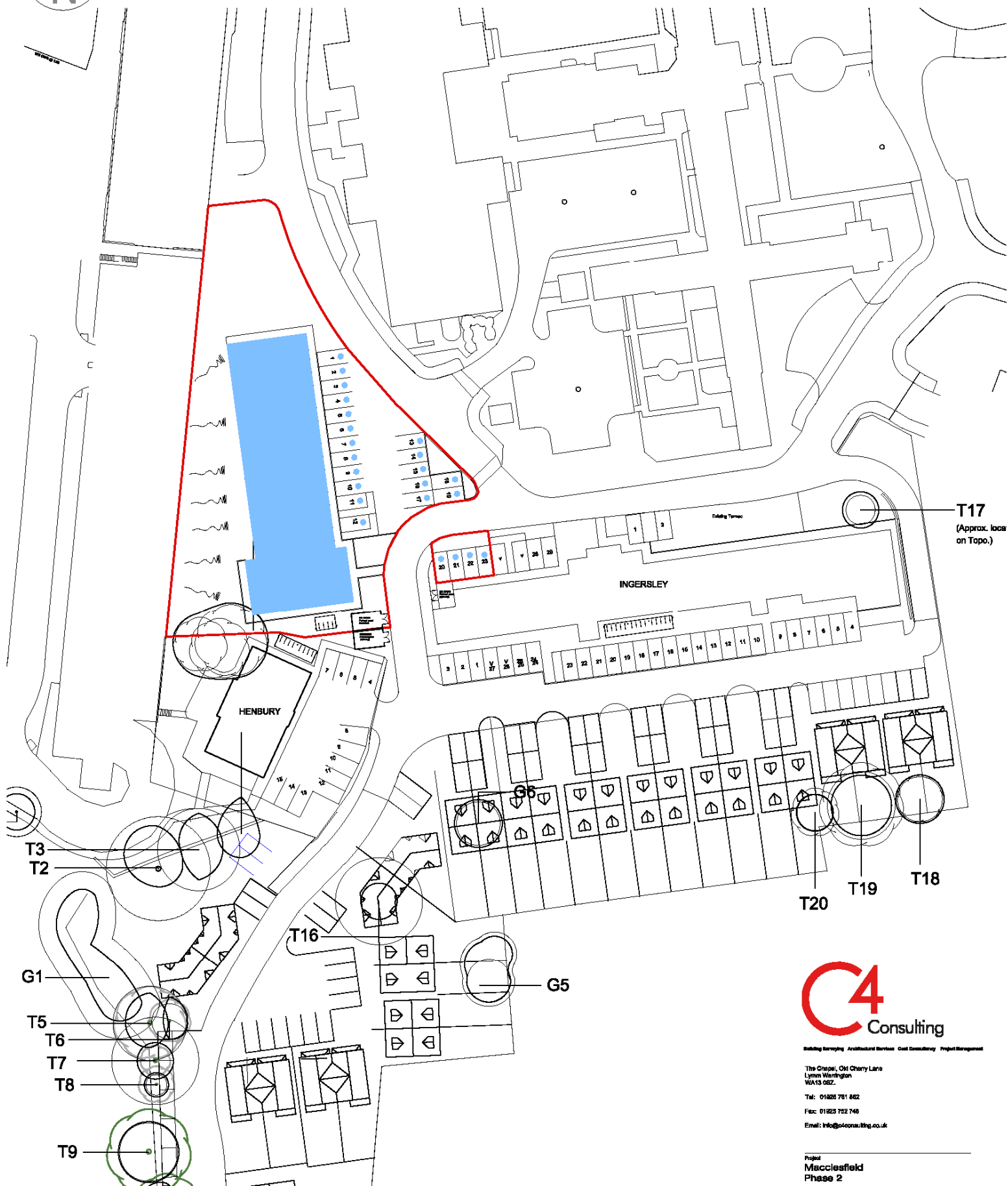
### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

The principle, layout and access of the proposed office building has previously been accepted with the approval of the outline application 12/3786M. For the reasons outlined above, the proposed scale, appearance and landscaping of the proposed office building is considered to be acceptable.

### **Application for Reserved Matters**

**RECOMMENDATION:** Approve subject to following conditions

- |          |   |
|----------|---|
| 1. A05RM | - Time limit following approval of reserved matters |
| 2. A02RM | - To comply with outline permission                 |
| 3. A01AP | - Development in accord with approved plans         |
| 4. A04LS | - Landscaping (implementation)                      |
| 5. A06EX | - Materials as application                          |



Building Surveying Architectural Services Cost Consultancy Project Management

The Chapel, Old Cherry Lane  
Lymm Warrington  
WA13 0SZ

Tel: 01822 781 862

Fax: 01823 752 746

Email: info@ccconsulting.co.uk

Project  
**Macclesfield  
Phase 2**

Drawing Title  
**Office Demise Plan**

Scale	Date
1:200 @ A1	17.12.14
Drawn by	Checked by
SO	TV

Job No.	Drawing No.	Rev.
12-001	D-004	F