

## **UPDATE TO AGENDA**

**APPLICATION NO:** 15/3588M

**LOCATION:** Astra Zeneca, Charter Way, Macclesfield

### **KEY ISSUES**

#### **Landscape**

Comments from the landscape officer have been received which note that the largest visual effects would be experienced by users of a relatively short section of the canal towpath and users of public footpath Hurdsfield FP5 to the east of the canal. However, views of the new building would be seen in context with other largescale industrial buildings and the significance of these visual effects would be moderately adverse.

The visualisations provide a good illustration of how the proposed building would sit in the landscape in mid to long-distance views. From Hibel Road the warehouse would not be particularly conspicuous amongst the Astra Zeneca buildings and other detracting features such as the residential tower blocks, the gas storage tower and the electricity pylons. From Kerridge Road, the proposed building would be visible amongst the other largescale grey buildings on the Hurdsfield industrial estate, the Astra Zeneca site and Tytherington Business Park. The new building would be larger in scale than the existing industrial buildings but would not be overly prominent.

#### **Publicity period**

The publicity period for the application expires on 23 October, 2 days after the SPB meeting. Therefore in order to allow time for the expiry of this period, it is necessary to change the recommendation to delegate the application back to the Head of Planning, in consultation with the chairman, for approval, subject to no significant new issues being raised within any additional representations.

### **RECOMMENDATION**

**Delegate to Head of Planning (Regulation), in consultation with the Chairman of SPB, for approval subject to conditions as listed in main report.**