

Strategic Planning Board – 21st September 2016

UPDATE TO AGENDA

APPLICATION No: 15/5676M

PROPOSAL: Outline planning application with all matters reserved except for access for the demolition of existing buildings and the erection of three units with mezzanine floors for Class A1 retail use (c12,000 square metres GIA) plus external sales area; one food retail unit (Class A1) including mezzanine (c1,200 square metres GIA); two units for Class A1/A3/A5 uses (c450 square metres GIA); and works to create new access from The Silk Road, pedestrian/cycle bridge, car parking, servicing facilities and associated works

LOCATION: BARRACKS MILL, BLACK LANE, MACCLESFIELD

OFFICER REPORT

Representations:

Further representations have been made by Savills, who are the agent acting on behalf of the Grosvenor shopping Centre (Eskmuir Securities Ltd). Eskmuir considered that they needed to see the submitted viability appraisal in full as parts of it were redacted. With permission of the applicant, the viability appraisal and the financial information has been supplied to Eskmuir's agent Savills. Savills note that there is some detail redacted in one of the appendices and on that basis do not consider that they have all of the information available to them. However, the information that is redacted contains commercially sensitive information relating to external businesses and therefore cannot be divulged. Nonetheless, the redacted detail is not considered to impact on the review of the document.

Eskmuir's agent has requested that the application be deferred so that sufficient time can be made to comment on the submitted information. However, it is considered that sufficient time and detail has been given for Eskmuir to consider the submitted information. They have also requested that all information and correspondence be made publicly available. It is important to note that much of the information relating to viability is commercially sensitive and therefore not all of it can be made publicly available.

RECOMMENDATION

If Members are minded to approve this application in line with the recommendation, the application will need to be referred to the Secretary of State (SoS) in accordance with paragraphs 3-8 of the Town and Country Planning (Consultation) (England) Direction 2009. This is because the proposal comprises of 'out-of-centre' retail development exceeding 5,000

square metres floorspace. This is to give the SoS the opportunity to consider using the power to 'call in' the application under section 77 of the Town and Country Planning Act 1990.