

HANDFORTH RETAIL APPLICATIONS – Briefing Note

The agenda contains four planning application for retail developments on adjacent sites in Handforth. Each application must be determined on its own merits but given the close proximity of the sites it is appropriate for Members to be aware of all the applications and some of the key facts. The cumulative retail impact would become relevant if Members were supportive of the proposals.

NB: This does not substitute the full and detailed reports for each application.

Land off Earl Road – for CPG Development Projects Limited

16/0138M - Construction of 23,076sqm of class A1 retail floorspace and 2,274sqm of class A3/A5 floorspace along with associated car parking, access and servicing arrangements and landscaping (Phase 2 and 3)

- Total floorspace 25,350sqm
- Jobs approximately 730FTE
- Retail impact – Adverse, but finely balanced and mitigation provided
- Loss of employment land

16/0802M - Erection of four restaurants and three drive-thru restaurant/cafe's along with associated car parking, servicing and landscaping (Phase 2)

- Total floor space of 2,274sqm
- Jobs approximately 126FTE
- Retail impact – Adverse
- Loss of employment land

16/3284M - Erection of retail floorspace – (Phase 1B)

- Total floorspace 2,320 sqm (additional over existing of 1,674sqm)
- Jobs approximately 40
- Retail Impact – Adverse
- Part loss of employment land

Land off Epsom Avenue – for Orbit Investments (Properties) Ltd

16/5678M - Demolition of existing buildings and erection of five units to be used for Class A1 (Non-food retail) purposes and two units to be used for Use Class A1 (Non-food retail or sandwich shop) and/or Use Class A3 and/or Use Class A5. Creation of car park, new access from Earl Road and landscaping

- Total floorspace of 5,130sqm
- Jobs approximately 207-213FTE
- Retail impact – Adverse
- Loss of employment land

Cumulative Retail Impact

The NPPF advises that where an application is likely to have a significant adverse impact then it should be refused.

Although individual applications are considered to be adverse, the cumulative impact of the CPG and Orbit schemes together is considered to have a significant adverse impact on the existing town centres of Macclesfield and Stockport. As a consequence mitigation would be required to reduce the impact to acceptable levels.