

APPLICATION NO: 17/1874M

LOCATION: Land east of Congleton Road, MACCLESFIELD

PROPOSAL: Demolition of existing structures and redevelopment of site including up to 950 homes; a one form entry primary school (use class D1), retail development (use class A1) of up to 4000sqm; employment floorspace comprising offices (use class B1a) of up to 500sqm and warehousing (use class B8) up to 10,000 sqm or relocation of existing demolition / reclamation yard operational facilities (sui generis); associated landscaping, roads and related works - outline application, all matters reserved except site accesses from Congleton Road, Moss Lane and Moss Lane/Star Lane.

CONSULTATIONS:

Archaeology Planning Advisory Service – There is some possible interest in parts of the site that could be associated with prehistoric settlements, and a series of trial pits together with some core sampling in the peat deposits are recommended together with a requirement for a report and possible mitigation to be agreed. This should be conditioned.

Environmental Protection (Contaminated Land) –

- This site is within 250m of a known landfill site or area of ground that has the potential to create gas.
- The application is for new residential properties which are a sensitive end use and could be affected by any contamination present or brought onto the site.
- The following reports have been submitted to support the application:
 - South Macclesfield Development Area - Environmental Statement, Volume 1, Chapter 12.0 – Ground Conditions, March 2017, WYG
 - Phase 1 Desktop Study, February 2017, RoC Consulting Ltd
 - Phase 2 Ground Investigation report, March 2017, RoC Consulting Ltd.
- The reports recommend further site investigation works. We are in agreement with this and would advise that given the extent of the site and the issues involved, discussions should be held with this team ahead of any further works.
- Discussions have been held with the Environment Agency and we are in agreement to combine our contaminated land conditions (EA conditions 1 and 4 on their consultation response).

REPRESENTATIONS:

No further representations received.

KEY ISSUES

Sports provision – An ongoing discussion has been had with Sport England and additional information/plans have been provided which should hopefully address their earlier comments. At the time of writing this report no formal reply has been received from Sport England, but if received in advance of the meeting they will be reported verbally.

Ecology – Discussions have been had with the Cheshire Wildlife Trust, and whilst they maintain their objections to the loss of habitat, and disagree with the applicant's ecologist on the extent of loss of semi natural habitat, they feel suitable mitigation/compensation can go some way to off set this loss. They have indicated that depending on the amount of the off set payment received the money would be spent on acquiring and restoring land immediately adjacent to Dane's Moss SSSI as compensation habitat.

A bat survey as requested has been submitted and is being considered by the Council's Ecologist. A verbal update will be provided accordingly.

Contaminated Land – An additional condition, as recommended by Environmental Protection, is proposed requiring a site completion report to be submitted and approved for each phase of the development, in addition to the 3 conditions recommended in the report.

Archaeology – An additional condition should be attached to any approval requiring the implementation of a programme of archaeological works to be agreed.

CONCLUSION:

With the suggested conditions set out above in relation to archaeology and contaminated land there are no other changes to the recommendation at this time.