

CASE STUDY

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Parkgate 3

Client: Monckton Properties

Location: Macclesfield

Macclesfield Borough Council has unanimously resolved to grant planning permission subject to the negotiation of a Section 106 Legal Agreement for a high quality purpose built employment development on land located to the North of Parkgate Industrial Estate in Knutsford, Cheshire.

Details

Acting on behalf of Monckton Properties, HOW Planning has provided detailed planning advice in relation to the employment scheme. In December 2008, the outline application was submitted with all matters reserved except for means of access.



Allocated in Macclesfield's Local Plan for Employment purposes, the development will be built on land known as Parkgate 3 and will provide a range of units of varying size and use, incorporating two distinct zones; an office area and an industrial/warehousing area. The office area will comprise up to 6,000 sq m of floorspace and there is provision for up to 26,000 sq m of warehousing and industrial floorspace on the remainder of the site.

Vehicular access to the site will be via the recently constructed Mobberley Road junction adjoining the Bentley Showroom implemented as part of the Miller Developments and Macclesfield Borough Council employment extension to the Industrial Estate.

Monckton Properties employment development will assist with the facilitation of the tunnel underneath the railway. The existing spine road connecting to the new Mobberley Road junction will be extended northwards under the railway line, which will provide access to Parkgate 3 as well as help relieve traffic on Parkgate Lane by linking into the existing Parkgate Industrial Estate.

As the site adjoins extensive areas of the green belt and Tatton Park (a Grade II* Registered Historic Park and Garden), landscaping and ecological proposals form an integral part of the employment scheme. These works include a large scale landscape buffer, on site and off site pond creation, formation of an on site ecological area as well as significant hedge planting.