



HOW

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PRESS RELEASE

March 2009

Planning Resolution Given For New Employment Site

Client: Monckton Properties
Project: Parkgate 3



Manchester based HOW Planning has been advising on a high quality purpose built employment development on land located to the North of Parkgate Industrial Estate in Knutsford, Cheshire. Macclesfield Borough Council unanimously resolved to grant planning permission subject to the negotiation of a Section 106 Legal Agreement at its final Planning Committee meeting on Monday 23 March 2009.

HOW Planning submitted the application in outline, with all matters reserved except for means of access in December 2008.

The development will be built on land known as Parkgate 3 and will provide a range of employment 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 circa 6,000 sq m of floorspace and there is provision for up to circa 26,000 sq m of warehousing and industrial floorspace on the remainder of the site.



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Extensive landscaping proposals formed an integral part of the proposed scheme and include a landscape buffer to screen the development from Tatton Park and the surrounding areas. Ecological works will also be undertaken, most significantly the relocation of an existing pond and the creation of four new ponds within the site's boundary as well as the formation of an ecological area. There are also proposals for off site ecological enhancement including pond creation and hedgerow planting on land to the north of the site in Rostherne and Ashley as well as on land to the west of Parkgate Farm.

Says Jon Suckley, Principal at HOW Planning: "Our client's overall vision is to create a high quality, sustainable development, which will provide a long term investment opportunity attracting new companies and employment into the area, whilst at the same time enhancing the surrounding environment with new landscaping and ecological works. The employment development will assist in the facilitation of the tunnel underneath the railway enabling this site and the remaining plots to the north of the railway line to be finally unlocked."