

# Mixed-use development

### PROJECT FACTS

<b>Client:</b>	Targetfollow
<b>Location:</b>	Grand Central, Stockport
<b>Proposal:</b>	1,500 space multi-storey car park, 130-bed hotel, 7,800 sq.m. of offices, over 200 apartments, convenience retailing, food and drink outlets, remodelling of existing leisure facilities and public realm improvements
<b>Site area:</b>	4.25 ha.
<b>Local Authority:</b>	Stockport MBC



Mosaic has worked with landowners and developers who wish to exploit the potential of under-performing town centre sites. Local councils may support attempts to increase vitality and viability in accessible locations, but these tend to be complex projects for which it is necessary to negotiate a solution to reconcile the aspirations of all parties involved.

We advised Targetfollow on the mixed-use redevelopment of the Grand Central leisure and retail complex in the centre of Stockport. We played an integral role in the project team which formulated the proposals and worked closely with the Council to address the issues which arose during the application process.

Our experience has shown that typical issues in pursuing these opportunities include how:

- Inflexible planning policies can seem to restrict the range of acceptable end uses
- Particular attention must be paid to design in high-profile town centre locations
- Working around buildings and land uses to be retained can act as a constraint which requires creative solutions
- Costs associated with off-site highway works or affordable housing must be controlled to ensure development viability



The outline planning application was approved in 2008, with detailed permission being obtained for part of the site.

The proposed redevelopment was designed to make more intensive use of an under-utilised brownfield town centre location with excellent access by public transport. It would promote economic regeneration through job creation, bring more people to live in the town centre and create active retail frontages.

We were able to achieve this by:

- Emphasising the linkages between the uses within the proposed scheme, and also with the surrounding area, to reinforce vitality
- Demonstrating that retailing could play an important role without harming the viability of town centre shops
- Negotiating reduced affordable housing and open space contributions due to the priority for regeneration
- Extensive pre-application discussions with the Council and consultation with surrounding businesses and residents, which resulted in minimal opposition to the application

With planning policy supportive of the principle of town centre mixed-use development, Mosaic can help you to arrive at a scheme which will work within the context of your individual site.