

Project Profile



Flaxyards



Client: Bell Meadow Property Developments LLP

Role: Planning Advice

Location: Flaxyards, Tarporley, Cheshire

J10 Planning acted, alongside a multi-disciplinary development team comprising Cheshire Architects, Lamonts, Barnes Walker, Borehams, ecology, structural, acoustic and drainage engineers on behalf of Bell Meadow in achieving the proposed demolition and removal of former agricultural buildings and their replacement with New Build B1 business space development extending over a site of 1.4 ha and involving 15 no. units extending to 4,315 sqm GFA across two floors and 144 no. car parking spaces (including disabled and cycle space provision).

This involved pre-application negotiations with the Local Planning Authority; directing the team as to what supporting documentation and evidence would be required and being involved in a community consultation event prior to a Detailed planning application was submitted for determination by Vale Royal Borough Council; Officer support was gained and approval was granted in August 2005.

The proposals involved providing photomontage visualisations and a Green Travel Plan framework in support of this rural business venture which sought permission for a New Build courtyard style development that was designed not only to reflect the local vernacular but also serve to enhance and complement its special landscape setting next to the Championship Portal Golf Course, the character of a listed property and a small residential community directly adjacent to the site.