

## **LAND ADJACENT TO ROCK ROW, STOCKPORT**

### **Report of the Deputy Chief Executive**

#### **1.0 MATTER FOR CONSIDERATION**

- 1.1 To seek the Area Committee's views on the granting of a leasehold interest and works licenses to Kamani Commercial Property Limited or other directed party on the terms identified in Confidential Appendix 2.

#### **2.0 BACKGROUND**

- 2.1 For many years the Council has tried to promote the redevelopment of the Rock Row buildings on account of its scale, strategic location between Mersey Square and St Peter's Square, and potential to contribute to the wider regeneration of the Town Centre.
- 2.2 The property is owned by Kamani Properties who obtained planning permission (Ref. DC/061237) for a residential development with active ground floor uses in February 2018.
- 2.3 To unlock delivery of the scheme by improving its viability and deliverability, Kamani Properties has approached the Council with a view to acquiring the land edged red on the plan at Appendix 1 in order to support the delivery of their consented scheme set out in Appendix 3.

#### **3.0 SITE AND SURROUNDINGS**

- 3.1 The address of the property is Rock Row, Mersey Square, Stockport, SK1 1NU. The site is located centrally within the St. Peter's Conservation Area, adjoins the Grade II\* listed Plaza Cinema and is adjacent to the Grade II listed St Peter's Church.
- 3.2 The site fronts Mersey Square at an elevated level overlooking Chestergate. The rear of the site fronts onto St. Peter's Square, which is an area of landscaped public realm framed by several prominent buildings.
- 3.3 The existing Rock Row building is largely vacant with less than half of the 7 ground floor units occupied. The upper floors have previously been used as a gymnasium/dance studio but are currently vacant. A series of outbuildings are located to the rear of the main building and have recently been subject to arson attacks.

#### **4.0 DESCRIPTION OF PROPOSALS**

- 4.1 Kamani Properties' redevelopment proposals, which received planning consent in February 2018, include retention of 6 existing retail units to Mersey Square with the

seventh unit converted to a central reception/access to upper floors, conversion and extension of the former warehouse to 52 residential apartments with 6 ground floor A1 and A3 uses to St Peters Square. Of the 52 residential apartments 31 units are delivered within the comprehensive refurbishment of the Rock Row terrace and outbuildings. The remaining 21 units are delivered within the construction of a new purpose built 4 storey residential block.

4.2 The residential accommodation comprises of:

- 2 x 1 bed studio apartments - ranging from 25sqm - 33sqm
- 32 x 1 bed apartments - ranging from 41sqm to 68sqm
- 18 x 2 bed apartments - ranging from 60sqm to 81sqm

4.3 Provision is made internally for appropriate service, bin, and cycle storage. The proposals also include 1250sqm of public amenity space bordering St Peters Square which will be landscaped to design and quality specifications in keeping with the main square.

## **5.0 PROPOSED COUNCIL LAND DISPOSAL**

5.1 The Kamani Properties proposals require the acquisition and inclusion of Council-owned land to deliver the new build 4 storey residential block. It is therefore proposed that the Council grant a long leasehold interest to Kamani Properties in the area in Council ownership edged in red on Appendix 1, on the terms set out in the confidential Heads of Terms in Appendix 2.

5.2 If approved, the proposed long lease would result in the loss of 10 parking bays on Hooper Street, which have on average (over a three year period) generated £5,275 per annum. On balance, the loss of these parking bays is outweighed by the regeneration impact from the proposed development of Rock Row.

5.3 The Council land adjacent to the area proposed for disposal (shown edged in orange and blue on the plan at Appendix 1) would not form part of the leasehold interest. The Council will design and implement the landscaping and public realm works in these areas in accordance with the planning permission (DC/061237) at the costs of Kamani Properties.

## **6.0 RECOMMENDATION**

6.1 The Central Stockport Area Committee is recommended to comment on the proposed land disposal set out in this report.

6.2 For any further information please contact Paul Edgeworth Property Services Manager 0161 218 1934 [paul.edgeworth@stockport.gov.uk](mailto:paul.edgeworth@stockport.gov.uk)

6.3 There are no background papers to this report.

## **BACKGROUND PAPERS**

There are none.

Anyone wishing to inspect the above background papers or requiring further information should contact Paul Edgeworth on telephone number Tel: 0161 218 1934 or alternatively email [paul.edgeworth@stockport.gov.uk](mailto:paul.edgeworth@stockport.gov.uk)