

MARYCHURCH ROAD PLANNING APPLICATION

Stoke-on-Trent City Council will soon be applying for planning permission to build new homes on land in Bucknall and it is interested in your views on the proposed development.

The scheme will see the vacant Marychurch Primary School, the associated playground and playing field be the location of 48 new dwellings, which will be offered for affordable rent, market rent and open market sale.

The site will be accessed in two locations, the existing school entrance off Piggott Grove, and the existing church car park entrance off Marychurch Road. Approximately half of the development is served by each entrance.

At the Piggott Grove end, the new houses and flats will occupy the land currently taken by the vacant school building and the playground. There will be minimal regrading of the existing land profile, as the land has already been formed into a plateau suitable for development.

At the Marychurch Road end a new access road will be built alongside the existing public footpath. The existing path will become the pavement on the south side of that new road. On this portion of the scheme there will be some regrading of the land, but nothing that will impact on neighbours that abut the site.

An area of the site will be kept for car parking for the church (with the same number of spaces as existing)

The new access road will provide a much better pedestrian link between Piggott Grove and Marychurch Road, as it will be overlooked by new houses, making the route more pleasant and safer to use. There will be a small area of public open space linking the two halves of the development in the middle of the site.

Part of the land will not be developed and will be set aside specifically to protect wildlife.

In total there will be 12 flats, and 36 houses which will be designed to look attractive and will enhance Bucknall as a good place to live in.



**City of
Stoke-on-Trent**