

Royal Arcade, Crewe

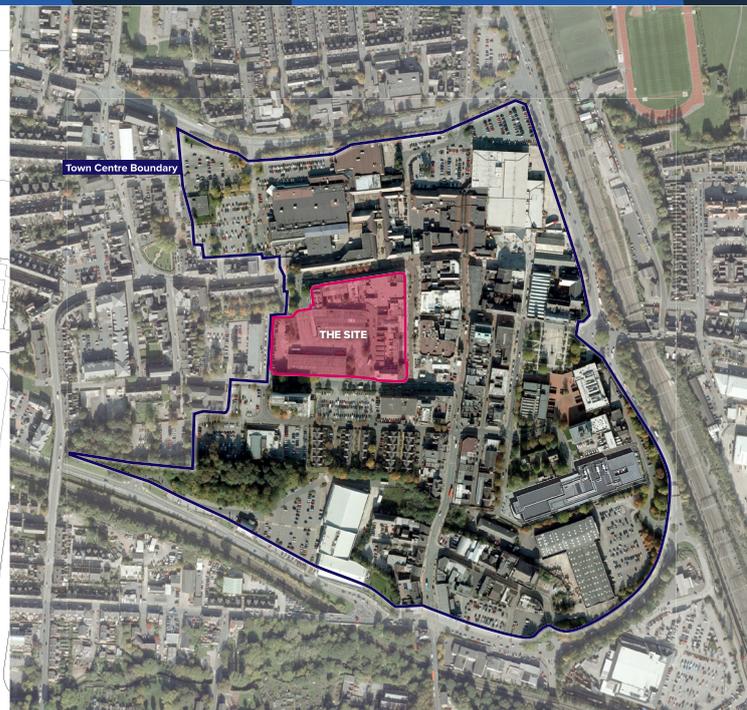
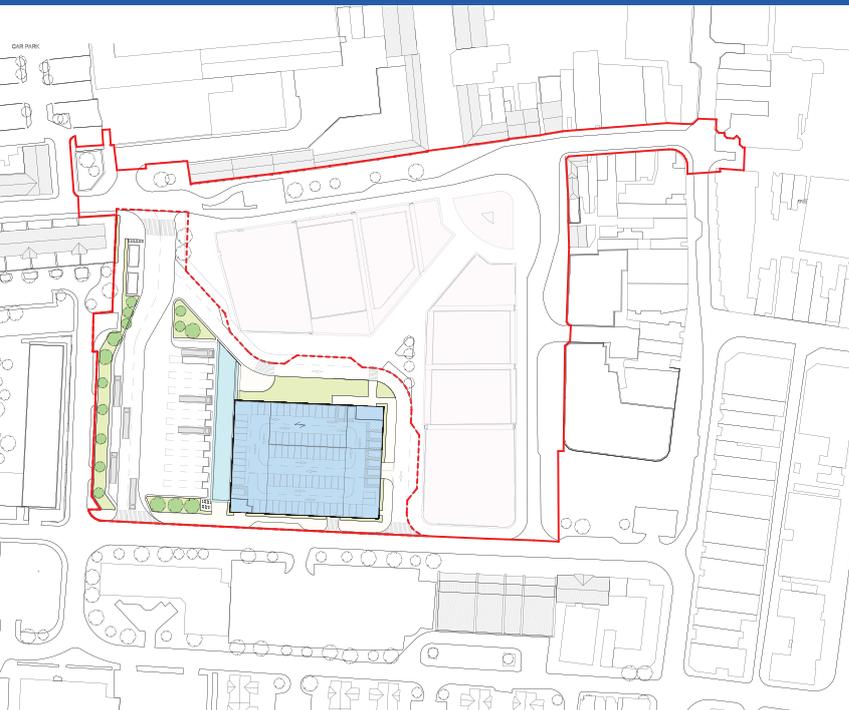
We want to hear your views

Introduction

We are pleased to announce that Peveril Securities Ltd and Cordwell Property Group are progressing with plans for the redevelopment of the Royal Arcade site in Crewe. This leaflet tells you more about

the next stage of the proposals for a new bus station, multi-storey car park, leisure and complementary retail uses at the site and, explains the timetable for when the development will be taking place.

Between 8 March and 19 March 2021, we will be displaying the latest proposals in the town. Details of this exhibition, and how you can comment on the scheme, are provided at the end of this leaflet.



About the site

The proposed development will occupy a 2.7 hectare site in the heart of Crewe Town Centre.

The site is bound by Victoria Street to the north, Queensway to the east, Delamere Street to the south and Lawrence Street to the west. Charles Street runs through the site and provides access to the existing bus station which is centrally located.

The site previously accommodated a two/three storey development of commercial buildings configured in an 'L'

shape around the northern and eastern boundaries with a service access road to the rear. The former retail units are in the process of being demolished. The site also contains a bus garage/repair building along the Delamere Street frontage, and the existing town centre bus station within the body of the site.

The area is mixed in character being surrounded by commercial shops and offices. The nearest residential properties are the cottages known as "Gaffers Row" on Victoria Street in the north west corner of the site.

The Proposal

The proposals aim to reinvigorate the town centre with a mixed use development including:

- *an attractive bus station with a fully enclosed passenger waiting area.*
- *a 400 space multi-storey car park with easy access to town centre facilities.*
- *a range of modern units for food and drink, leisure and retail uses including a bowling alley and gymnasium and anchored by a new state-of-the-art cinema to complement the existing town centre; and*
- *enhanced public realm works within and around the site.*

The development proposals are designed to be carried out in three phases:

1. *Following the demolition of all buildings except the existing bus station, a new temporary bus station will be created to the west of the site to ensure continuity of service.*
2. *The existing bus station can then be demolished and work to create the new bus station and multi-storey car park will begin.*
3. *Following completion and opening of the new transport facilities in Spring 2023, construction will start on the leisure and retail units.*

We aim to complete all of the work, along with improvements to the public realm on Victoria Street and Queensway, by Spring 2025.



What happens next?

We intend to make a planning application for the new scheme in early April 2021. Assuming planning permission is granted, we plan to start the first phase of the development on site in January 2022. The temporary bus station will be ready by Summer 2022 and the new bus station and multi-storey car park will then be constructed and operational by April 2023. The retail and leisure units will follow with a target date for full completion of the scheme by March 2025.

Your views

Thank you for taking the time to read about our proposals.

We would love to hear your comments and views about the scheme before the planning application is submitted. Please provide your comments by Friday 19th March 2021. You can:

- Visit the exhibition boards that will provide more details of the proposed development which will be on display at the bus station and on site hoardings at the junction of Queensway and Victoria Street from 8 March 2021.
- Visit the web site at www.royalarcadecrewe.co.uk
- Email us at info@qaplanning.co.uk
- Write to us at: **Q+A Planning , The Stables, Paradise Wharf, Ducie Street, Manchester M1 2JN**
- Post your feedback for free in the Council post box outside Delamere House.
- Scan the QR code to provide feedback.

CREWE

