

Approval granted for phase one of major town centre regeneration scheme



Plans for phase one of the redevelopment of Crewe's Royal Arcade site have been approved by Cheshire East councillors today (15 September) – giving the green light to start work on one of the council's most significant regeneration schemes for the town.

At a meeting of the council's Strategic Planning Board, councillors gave approval for plans to construct a new bus station and 400-space multi-storey car park in the town centre on land bounded by Victoria Street, Queensway, Delamere Street and Lawrence Street.

The new modern bus station, which will be accessed via Delamere Street and Victoria Street, will have 10 bays, and include a fully enclosed and attractive waiting area for passengers, new toilets and new facilities for bus drivers.

Meanwhile, the multi-storey car park will include electric vehicle charging spaces, more than 40 cycle parking spaces, solar panels on the top deck and two panels of 'green wall', which will be seen from Delamere Street.

Councillor Nick Mannion, chair of Cheshire East Council's economy and growth committee, said: "Receiving planning approval for phase one of the Royal Arcade scheme is hugely exciting news for Crewe.

"Not only does it mark a significant step in seeing this major scheme delivered, but it is also an integral part of delivering a much more positive future for the town and its communities."

Cllr Mannion added: "Already this year we have seen the reopening of Crewe Market Hall following its refurbishment and have been given the news that Crewe has been

allocated up to £37m of funding from government for two separate packages of projects.

“Real change and investment is being seen and delivered in Crewe, which will only serve to provide confidence for further investment, new jobs and development in the town.”

So that services can continue to operate, the new bus station will be constructed in stages and further demolition works at the site will begin in the new year.

The existing bus station will be in operation until summer 2022 when it will then be replaced with a temporary bus station layout, while the new bus station is constructed.

Both the new bus station and multi-storey car park are then due to open in summer 2023, paving the way for work to begin on phase two of the Royal Arcade scheme – a leisure-led, mixed-use development.

The phase two outline plans which formed part of the phase one planning application were also approved by councillors during the meeting today.

The plans include a state-of-the-art cinema, 10-pin bowling centre, gym, restaurants, cafes and bars and public realm enhancements.

A further planning application for phase 2 will be submitted in spring 2022 for the final design of the leisure and retail units.

Cllr Mannion added: “Crewe’s existing bus station has long needed upgrading so that bus passengers and staff can enjoy modern and practical facilities and so that visitors to the town are given a much nicer welcome.

“We look forward to beginning the physical works on the ground and also to moving forward with the second phase of the Royal Arcade scheme.”

The target date for the completion of the full scheme – which includes improvements to the public realm on Victoria Street and Queensway – is spring 2025.

The scheme is being developed by Midlands-based Peveril Securities and Cordwell Property Group. Malcolm Wilcox, Director of Cordwell Property Group, said:

The Council’s support for our application displays a shared confidence in our immediate proposals and plans for a mixed used scheme to follow. The bus interchange , multi-storey car park and public realm works will be a catalyst for the delivery of phase two which will provide the long awaited revitalising of the town centre enabling The Royal Arcade to be a thriving heart of the town with a night-time economy providing jobs and entertainment for the residents of Crewe and beyond.