

STRATEGIC PLANNING BOARD – 8TH FEBRAURY 2012

UPDATE TO AGENDA

APPLICATION NO.

11/3065C

LOCATION

Land to the South of Middlewich Road and West of Broad Lane, Holmes Chapel.

UPDATE PREPARED

7th February 2012

Correspondence

Since the report was published, the Council has been informed that the notice has not been served on other owners of the land. There are rights of access over this land, however the applicants would be unable to form the access as required for this development.

The owners of this land have requested deferred until the correct notice has been served and the question of access has been settled.

The applicants have not served notice on the owners of the strip of land to the front of the site and it may be difficult to achieve a satisfactory access to serve the proposed development.

RECOMMENDATION

Approve subject to the following conditions and the requisite notices being served on additional landowners and no further comments being received.

1. Time limit
2. Development in accordance with the approved plans
3. At least seven days prior written notice of the commencement of development shall be given to the Local Planning Authority
4. All importation of waste and movement and grading of materials on site shall be completed within 12 months of the date of commencement of the development.
5. All site restoration works including removal of the temporary access road shall be completed within 12 months of the completion of the development
6. Prior to the commencement of development, a plan showing the protection of the habitats associated with the adjacent watercourse and a 10m buffer zone thereof, including pre-development measures, shall

be submitted to and approved in writing by the LPA. The protection plan shall include an appropriate scale plan showing the area where protective measures will be installed and details of protective measures to avoid impacts during the operational and restoration period

7. Prior to the commencement of development, a scheme for the restoration of the habitats associated with the sloping area of land on the southern portion of the site following the completion of the development shall be submitted to and approved in writing by the LPA. The scheme shall conform to the indicative proposals recommended in the Updated Phase 1 Habitat Survey dated December 2011. The restoration plan shall be implemented in accordance with an agreed schedule of works and completed within 3 months of the completion of the development excluding the other required restoration works
8. Prior to the commencement of development, an updated Badger survey shall be undertaken of the site and all land within 30m of the site boundary. The survey shall be undertaken by a competent and appropriately qualified person and a report of the survey, together with any mitigation proposals required shall be submitted to and agreed in writing with the LPA
9. The stripping, movement, replacement and cultivation of topsoil shall only be carried out when the material to be moved is sufficiently dry and friable to minimise structural damage. No movement of soils shall occur:
 - I. During the months of October to April inclusive, unless otherwise agreed in writing with the LPA; or
 - II. When the upper 1200mm of the soil has a moisture content which is equal or greater than that at which soil becomes plastic, tested in accordance with the 'worm test' as set out in BS 1377: 1975 – British Soil Methods Test for Soils for Civic Engineering purposes, or when the topsoil is not sufficiently dry that it cannot be separated from the subsoil without difficulty; or
 - III. When there are pools of water on the soil surface
10. All topsoil and subsoil shall be stored in separate mounds which:
 - I. For topsoil mounds should not exceed 3 metres in height and for subsoil mounds should not exceed 5 metres in height unless otherwise agreed in writing with the LPA;
 - II. Shall be constructed with only the minimum of soil compaction to ensure stability and so shaped as to avoid collection of water in surface undulations;
 - III. Shall not be traversed by heavy vehicles or machinery except where essential for the purpose of mound construction or maintenance;
 - IV. Shall not subsequently be moved or added to until required for restoration unless otherwise agreed in writing with the LPA;
 - V. Have a minimum of a 3 metre stand off, undisturbed around storage mounds;
 - VI. Shall only store topsoil and like texture topsoil and subsoils on like texture soils.

- 11.** The hours of operation (and associated deliveries to the site) of the development hereby permitted shall be restricted to 08:00 to 18:00 hours on Monday to Friday, 08:00 to 13:00 hours on Saturday, with no work at any other time including Sundays and Public Holidays.
- 12.** Submission and approval and implementation of a tree protection scheme.
- 13.** Prior to commencement of development the developer will provide a construction specification drawing for that area of the temporary access which falls within the public highway - to the satisfaction of the LPA.
- 14.** The developer will provide a schedule of signing and traffic management provision to regulate the arrivals and dispersal traffic and its turning movements and include for 'Temporary Site Access' signs on the two A54 approaches for regular traffic. The development shall be carried out in accordance with the approved details.
- 15.** Heavy commercial vehicle movements per day to the site will be limited to a maximum of 50 trips (25 vehicles) between the hours of 8:00. and 16.00 hours Monday to Friday and 08:00 to 13:00 hours on Saturday with no work at any other time including Sundays and Public Holidays.
- 16.** A record of all vehicle movements shall be kept and made available for inspection by the LPA.
- 17.** Prior to commencement of development the developer will provide a hard running lane and wheel-wash facility within the site to ensure that detritus from the site does not contaminate the public highway. No vehicles shall leave the site until it has been cleaned using this facility.
- 18.** The developer will provide mechanical sweeping, as necessary, to remove any detritus which may be carried onto the public highway from vehicles emerging from the site.
- 19.** All materials imported and deposited at the site shall be strictly inert and non-leachate forming.
- 20.** There shall be no chemical testing or processing on site and no exportation of any materials off site.
- 21.** All plant shall be silenced, operated and maintained in accordance with the manufacturers specification at all times.
- 22.** No repairs, maintenance and re-fuelling of plant or vehicles shall take place within 30m of Alum Brook.
- 23.** No lighting shall be installed at the site without prior written approval of the LPA.
- 24.** No burning of materials shall take place at the site.
- 25.** The maximum land levels of finished landform shall be in accordance with the details shown on the drawings numbered 5299MHE.001 and 5299MHE.002.
- 26.** An aftercare scheme requiring that such steps as may be necessary to bring the land to the required standard for the use of agriculture shall be submitted for the written approval of the LPA within 6 months of the

date of this permission. The aftercare scheme shall include provision for:

- I. Measures to be taken to ensure appropriate plant growth;
- II. Detail of any surface water drainage to ensure that the site will be free draining and including, where appropriate, identification of discharge points and measures to control run-off and prevent erosion;
- III. The removal of all plant, machinery, buildings, structures, erections and their foundations including the removal of any haul road and hardstanding areas.

The aftercare shall be carried out in accordance with the approved scheme.

27. No development shall commence until detailed drawings showing the access road, including visibility splays have been submitted for approval in writing by LPA. The development shall only be carried out in complete accordance with the approved details.