



Northern Planning Committee

Update

Date: Wednesday, 7th October, 2020

Time: 10.00 am

Venue: Virtual Meeting

The information on the following pages was received following publication of the committee agenda.

Planning Update (Pages 3 - 4)

Please contact Sarah Baxter on 01270 686462
E-Mail: sarah.baxter@cheshireeast.gov.uk with any apologies, requests for further information or to arrange to speak at the meeting

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APPLICATION NO: 20/1472M

LOCATION: Ollerton Nursery, CHELFORD ROAD, OLLERTON, CHESHIRE, WA16 8RJ

PROPOSAL: Redevelopment of former Garden Centre to 10no. Dwellings (including 2 affordable units) with associated landscaping, together with conversion of existing site building to office use

CONSULTATIONS (External to Planning)

Flood Risk Manager – No objection in principle. The surface water drainage scheme will need to be updated, but this detail can be secured by condition. Conditions are recommended requiring the scheme to be carried out in accordance with the submitted drainage strategy and the submission of a scheme limiting surface water runoff. An informative is recommend informing the developer that they will need to seek Land Drainage Consent if the proposal includes any alterations to the watercourse.

OFFICER ASSESSMENT

Drainage and Flood Risk

Since publication of the Agenda Reports Pack, the Council's Flood Risk Manager has reviewed the submitted Drainage Strategy, which has been updated to address earlier comments from both the Council's Flood Risk Manager and Tree Officer. The Tree Officer has confirmed that the drainage proposals are acceptable in terms of their impact on trees as reported on page 25 of the Agenda Reports Pack.

With respect to Flood Risk, the Council's Flood Risk Manager has confirmed that the revised Drainage Strategy is acceptable in principle. This is subject to conditions requiring the submission of further detail on surface water runoff. Such detail would ensure that the surface water runoff and overland flow generated by the proposed development will be limited in the interests of managing and maintaining sustainable drainage. These conditions are already recommended under conditions 10 and 11 on page 28 of the Agenda Reports Pack. Subject to this, the proposals would not significantly exacerbate any present flooding within the neighbouring sites or the immediate locality and would therefore accord with Policy SE 13 of the Cheshire East Local Plan Strategy.

RECOMMENDATION

Approve as per the recommendation on pages 28 and 29 of the Agenda Reports Pack.

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