

# Southern Planning Committee

## Updates

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**Date:** Wednesday, 22nd September, 2021  
**Time:** 10.00 am  
**Venue:** The Ballroom, Sandbach Town Hall, High Street, Sandbach,  
CW11 1AX

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

5. **21/1711N, 396, Newcastle Road, Shavington, CW2 5JF, Erection of 1 no. detached bungalow and ancillary works for Mr & Mrs Timlett (Pages 3 - 4)**

To consider the above application.

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**SOUTHERN PLANNING COMMITTEE – 22 SEPTEMBER 2021****UPDATE TO AGENDA****APPLICATION NO.**

21/1711N

**LOCATION**

396 NEWCASTLE ROAD, SHAVINGTON

**UPDATE PREPARED**

20 September 2021

**Flood Risk/Drainage**

A Drainage Statement and accompanying drainage plan was submitted in support of the application on 14 September 2021.

The details submitted set out that it is proposed to discharge both foul and surface water from the site into an existing combined sewer in Newcastle Road, with the new foul sewers and on-site surface water system to remain private.

**Flood Risk Comments**

Comments received from the Council's Flood Risk team following the submission of the additional information advise that there is no objection in principle to the development and that the previously recommended condition (requiring a detailed drainage strategy / design, associated management / maintenance plan for the site) is no longer required.

It has been advised that all works should be carried out in strict accordance with the submitted drainage layout and that the developer should ensure that future occupants of the property are aware of their maintenance responsibilities in respect of the proposed attenuation system post development.

**Appraisal**

The comments of the Flood Risk Officer are noted. It is recommended that condition no. 3 relating to drainage details reflects the updated comments received by the Council's Flood Risk team and that a note to applicant is included in respect of future occupier's maintenance responsibilities.

**Recommendation**

No change to initial recommendation as set out in the main report.

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