



Strategic Planning Board Updates

Date: Tuesday, 18th March, 2014
Time: 10.30 am
Venue: The Capesthorpe Room - Town Hall, Macclesfield SK10 1EA

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

Updates (Pages 1 - 2)

Please contact Sarah Baxter on 01270 686462
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STRATEGIC PLANNING BOARD – 18th MARCH 2014

UPDATE TO AGENDA

APPLICATION NO.

13/4633N

LOCATION

Land to the South of Maw Green Road, Crewe

UPDATE PREPARED

14th March 2014

Representation from the applicant

The applicant has confirmed that in relation to plots 61, 62 and 72, that those houses are dual aspect types, and therefore front onto the watercourse as well as the street. They are the same types used on many of the prominent corners, so they are acceptable in compliance with that condition.

Comments from the Environment Agency

The Environment Agency has commented that the submitted Drawing H6394:01 does show a buffer strip next to the watercourse and there has been an improvement since the last submitted drawings (gardens and fences crossing the watercourse have now been removed), however the pumping station is still shown within the undeveloped buffer zone.

Ideally the EA would prefer this pumping station outside of the 5 meters undeveloped buffer zone but are happy to leave this detail to the discretion of Cheshire East council. Therefore we are now able to withdraw our previous objection to the above application subject to the following planning conditions being attached to any approval as set out below.

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures, as detailed in the Flood Risk Assessment ref. BMW/2011/FRA Rev. D, dated 17/05/2012, are implemented and secured by way of a planning condition on any planning permission.

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), ref. BMW/2011/FRA Rev. D, dated 17/05/2012 and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the proposed

development, so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

2. Provision of a scheme to manage the risk of overland flow of surface water during extreme rainfall events.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

The FRA demonstrates that the discharge of surface water from the proposed development is to be restricted to a maximum of 35.9 litres/second, which is acceptable in principle. The FRA also demonstrates that attenuation is to be provided above this rate up to the 1 in 100 years design event, including allowances for climate change, via attenuation ponds. This is acceptable in principle.

2. During extreme rainfall events overland flow of surface water could cause flooding problems. Overland flow is to be contained within the site, such that new buildings are not affected.

We have reviewed the Phase II Site Investigation – Land Off Maw Green Road, Crewe (Ref: 113-11-087-09 Rev 1), ASL, January 2012

They consider that the controlled waters at this site are of low environmental sensitivity, and are satisfied that the report demonstrates that the contamination on site poses a low risk to controlled waters. As such, no objection to the development and wish that the following condition be included:

That planning permission could be granted to the proposed development as submitted if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment .

Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority.

The recommendation on the application remains the same with additional conditions proposed by the EA.