

Application No: 22/3512M

Location: Land at Mereside Campus, Alderley Park, CONGLETON ROAD,  
NETHER ALDERLEY

Proposal: Hybrid planning application comprising full planning for the demolition of buildings on site and ground clearance; and outline planning for the development of life science uses comprising two office/ laboratory buildings (Use Class E(c) and E(g)) with ancillary retail and café provision (Use Class E(a) and E(b)) with all matters reserved including (Access, appearance, landscaping, layout and scale)

Applicant: Alderley Park Limited

Expiry Date: 01-Dec-2022

## **SUMMARY**

This hybrid, although essentially outline application, seeks approval for the demolition and site clearance for the development of life science uses comprising two office/laboratory buildings. The principle of the development was established by the outline approval, and it is considered that the proposals are appropriate development in the Green Belt and in line with the general policies in the Development plan, NPPF and the Alderley Park Development Framework.

Whilst there were outstanding comments awaited at the time of writing this report from the Council's Tree Officer, comments in relation to Landscape and Design are positive, although any reserved matters application will deal with these matters in more detail.

No objections have been made by highways or Environmental Health or in relation to Ecology.

The application proposes life science development that the re-purposed Alderley Park was set up to encourage and is fully supported.

## **RECOMMENDATION**

Approve subject to conditions.

## **SITE DESCRIPTION**

This application relates to two separate, but adjacent sites within the Mereside (commercial) area of Alderley Park. The sites are located fairly centrally to the Mereside area with one having a frontage to the southern edge overlooking the main access road through the park and parkland area beyond.

The frontage site is fairly regular in shape and currently consists of two elements split by an existing access road. The western half consists of a largely open yard area – with a few portable buildings, recently used in connection with Covid testing. The eastern half consist of a series of flat roofed mainly low rise buildings and associated open/parking & servicing areas. The site slopes from north to south towards the site edge to the parkland. The site adjoins a commercial building “Block 21” to the west and an older multi-storey car park to the east.

The site to the rear again consists of two parts, to the west is an area of landscaped open space with a few younger trees and shrubs, whilst to the east are two commercial buildings and an enclosed compound area with some low rise small structures. This site has internal access roads to the west and south and adjoins a number of existing commercial buildings to the sides and rear. The site rises to a level area to the north (back of the site).

The whole of Alderley Park lies entirely within the North Cheshire Green Belt but is a Major Developed Site within the Green Belt. All the areas subject to this application are defined as being previously developed land in the Local Plan and Development Framework.

There are no TPO’s on the site, and no heritage assets in the Mereside area of Alderley Park.

## **PROPOSAL**

The application seeks full planning for the demolition of buildings on site and ground clearance; and outline planning for the development of life science uses comprising two office/ laboratory buildings (Use Class E(c) and E(g)) with ancillary retail and café provision (Use Class E(a) and E(b)) with all matters reserved including (Access, appearance, landscaping, layout and scale).

The application, although only in outline for the new build elements, does include an Environmental Statement and the following plans:

- Demolition plan
- Illustrative general masterplan
- Parameters plan

The plans show all existing buildings within the site area will be demolished and the area split as follows:

- On the frontage site, an office/laboratory building (Classes E(c) & (g)) with ancillary retail/café provision with a max height of 23m
- On the rear site an office/laboratory building (Classes E(c) & (g)) with ancillary retail/café provision with a max height of 24m
- The remaining area would be used for vehicular access/servicing, public realm & landscaping

## RELEVANT PLANNING HISTORY

Alderley Park has been the subject of a significant number of planning applications in recent years, including a series of applications associated with the residential development of the southern campus, re development of the Parklands office block (now occupied by Royal London), a new leisure complex and more minor developments in the Mereside area. Of particular relevance to this application are:

15/5401M Full planning permission for the demolition of a number of specified buildings; and outline planning permission with all matters reserved for a mixed-use development comprising the following: • Up to 38,000 sqm of laboratory, offices and light manufacturing floorspace (Use Class B1); • Up to 1,500 sqm of retail, café, restaurant, public house and / or crèche floorspace (Use Classes A1, A3, A4 and D1); • Up to 275 residential dwelling-houses, where up to 60 units could be for retirement / care (Use Classes C2 and C3); • Up to a 100 bed hotel (Use Class C1); • Sport and recreational facilities including an indoor sports centre of up to a 2,000 sqm (Use Class D2); • Up to 14,000 sqm of multi-storey car parking providing up to 534 spaces (sui generis); • A waste transfer station of up to 900 sqm of (sui generis); • Public realm and landscaping; • Other associated infrastructure – APPROVED June 2016

This application covered the whole of the Alderley Park Site, and the approval included land use and building heights parameters. It is important to note this permission has now expired.

The following recent approvals are in the immediate vicinity of this site:

19/2815M Full planning application for external alterations to Blocks 19D, 22 and 23, Mereside Alderley Park. Block 19D, 22 and 23, Mereside, Alderley Park, Congleton Road, Nether Alderley

21/0319M Retrospective application for temporary (up to 18 months) external storage facilities (Use Class B8) of equipment associated with ongoing Covid-19 testing at the Lighthouse Laboratory, Alderley Park. Land to the east of the Lighthouse Laboratory. Mereside, Alderley Park, Congleton Road, Nether Alderley,

Also on this agenda is an application on another site at Alderley Park, which although not in the immediate vicinity of this site is linked via a cross funding proposal:

22/2819M Full planning application proposing redevelopment of the Site to create a single Integrated Retirement Community (Use Class C2) comprising 159 no. Extra Care units; associated healthcare, wellbeing, support and amenity facilities; pedestrian and vehicular access; with associated parking, landscaping, utility infrastructure and other associated works. Land situated within the central-eastern, Heatherley Woods, Alderley Park

Finally, an application has been submitted for the Key Worker accommodation in the Mereside Area of the site:

22/3506M Full planning application for the change of use of Block 26 from office space (Use Class E(g)) to residential accommodation (Use Class C3) (including key worker housing) and external works to facilitate the conversion. Block 26, Alderley Park, Congleton Road, Nether Alderley

This application is undetermined at the time of writing this report.

## **POLICIES**

### **Cheshire East Local Plan Strategy – 2010-2030**

PG 3	Green Belt
SD 1	Sustainable Development in Cheshire East
SD 2	Sustainable Development Principles
SE 1	Design
SE 3	Biodiversity and Geodiversity
SE 4	The Landscape
SE 5	Trees, Hedgerows and woodland
SE 9	Energy Efficient Development
SE13	Flood Risk and Water Management
CO 1	Sustainable Travel and Transport

LPS 61 Alderley Park Opportunity Site

### **SADPD**

GEN 1 Design principles  
EMP 1 Strategic employment areas  
ENV 2 Ecological implementation  
ENV 5 Landscaping  
ENV 7 Climate change  
ENV 14 Light pollution  
ENV 16 Surface water management and flood risk  
HOU 12 Amenity  
INF 1 Cycleways, bridleways and footpaths  
INF 3 Highway safety and access  
INF 9 Utilities

### **Other Material Considerations**

The National Planning Policy Framework  
National Planning Practice Guidance

Alderley Park Development Framework

### **CONSULTATIONS (External to Planning)**

**Environment Agency** – No comments received at the time of writing this report

**United Utilities** – Whilst they are seeking more information on finished floor levels to assess the discharge of foul and surface water, they have no objections in principle and request that should this information not be forthcoming now, it could be conditioned.

**Highways** – No objections

**Environmental Protection** – No objections subject to conditions/informatives

**Flood Risk** – No comments received at the time of writing this report.

**Economic Development Service** - The growth of the science and technology sector is a central aim of the Local Plan. The Local Plan recognises the importance of the North Cheshire Growth Corridor in this respect. LPS61 identifies the importance of Alderley Park as a location offering scope for development for human health science R&D, technologies and processes.

The socio economic chapter of the Environmental Statement submitted as part of the application outlines the anticipated economic benefits of the scheme.

In summary these are:

- 650 construction jobs/annum including supply chain jobs assuming a 3 year construction period
- Up to 1,600 new on site jobs (including FTE and part time)
- 320 off site jobs encompassing additional supply chain jobs and 'induced employment' associated with expenditure of those employed on site

Alternatively this can be expressed as an additional GVA/annum of £185M

In view of the significant economic benefits the Economic Development Service supports this application and requests that significant weight be given to these considerations in the planning balance.

## **VIEWS OF THE PARISH COUNCILS**

### **Nether Alderley Parish Council**

It is not clear where the funding is coming for this development. The Parish Council feels that this should be from the Science Park and not from a potential permission and development of Symphony Park.

All access and egress for demolition and other contractor's vehicles only be via the North Entrance. Robust processes including monitoring should be in place to ensure appropriate dust suppression during demolition and construction. There are low background noise levels in this location and working hours should be controlled to minimise nuisance to local residents.

## **OTHER REPRESENTATIONS**

No comments received

## **OFFICER APPRAISAL**

### **Principal of Development/Green Belt**

As mentioned above, the whole of Alderley Park falls within the Green Belt, but as set out in the policy section above, the built up areas of the site, which include the application site, are covered by policies LPS 61 Alderley Park Opportunity Site in the Cheshire East Local Plan. The Alderley Park

Development Framework, which builds on the LPS policy, clearly identifies the site as Previously Developed Land, which under policy LPS 61 allows for the construction of new buildings (Criteria 3) so long as they meet the criteria set out at 1. Which reads:

*1. Development shall be:*

- i. For human health science research and development, technologies and processes; or*
- ii. For residential (around 200 to 300 new homes) or other high value land uses demonstrated to be necessary for the delivery of the life science park and not prejudicial to its longer term growth; or*
- iii. For uses complimentary to the life science park and not prejudicial to its establishment or growth for this purpose.*

The proposals are considered to meet the criteria given the nature of the uses involved.

*2. Development shall be in accordance with the Alderley Park Development Framework.*

In this document the site is clearly shown as "Life science park" in the indicative masterplan.

*3. Construction of new buildings for uses in criterion 1 above shall be restricted to the Previously Developed Land (PDL)*

This is the case here.

*4. Development would not have a greater impact on the openness and visual amenity of the Green Belt and the purposes of including land within it than existing development.*

This is examined further below.

*5. Development shall preserve or enhance the significance of listed buildings, the conservation area and other heritage and landscape assets on and around this site. A Heritage Impact Assessment must be undertaken to determine the level of development that can be achieved.*

This is not considered a significant issue on this site.

These policies are reflected in the NPPF which at Paragraphs 147 -151 considers development in the Green Belt. Whilst the construction of new buildings in the Green Belt should be regarded as inappropriate development which is by definition harmful, there are exceptions listed at Para 149 including:

*g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*

- not have a greater impact on the openness of the Green Belt than the existing development; or*
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

In summary then the proposed development of this site can be considered to be appropriate development in the Green Belt, on condition that it does not have a greater impact on openness than existing development.

In this case it needs to be seen in the context of the built form as was at Alderley Park, and it needs to be looked at in the overall context of all the sites at Alderley Park (which included the former Alderley House and AZ Sports club, and warehouse structures at Heatherley Woods all of which have been demolished) and as the overall volume of development (which was fixed at the outline stage) is less

than that it replaces, the overall impact on openness can be considered less. The applicant has updated the volume calculations in connection with this (and the Sympathy Park) application (s) to demonstrate this. Finally on this site the proposals need to be seen in the context of the adjoining buildings at Mereside which significantly reduces openness in any event.

The NPPF advises that substantial weight must be given to the harm to the Green Belt. Any other harm additional to that of inappropriateness must also be considered. The proposal, due to its scale and nature, will have no significant impact on the openness of the Green Belt, and cause no other harm to the purposes of Green Belt (NPPF para. 148).

In conclusion then, the development is considered to constitute appropriate development in the Green Belt and to comply with the principles in the Development Plan, and therefore there are no objections in principle to the site being developed for commercial purposes.

## **Highways**

It is proposed to demolish a number of buildings on the site and then approve an outline application for the development of two office buildings/ laboratory buildings which have ancillary uses of retail and café uses included.

There is no car parking provided within the site, users would park in the 2,200 space multi storey car park near to the site.

The original consent for Alderley Park considered a level of development and its traffic impact on the local highway network, this application in terms of floorspace falls well within the amount approved and as such would not result in additional traffic impact.

Although this is an outline application, details of cycle parking and showers has been provided in that these facilities will be available in the large centralised cycle facility in Block 24.

The proposals are considered acceptable and no highway objections are raised to the application.

## **Building Height/Design**

Whilst the proposed buildings are only submitted in outline, a parameters plan has been submitted giving proposed building heights of 23m and 24m AOD which are generally in accordance with the Maximum Building Height Parameter Plan that was approved under the outline planning consent 15/5401M. In addition, according to the supporting information submitted with the application, similar to the heights of the larger more recent buildings in the vicinity of the site.

That said, this all depends on where you measure the building height from. As indicated in the description, the site slopes upwards from south to north by a number of meters, and as such it is very difficult to assess whether 23m or 24m is appropriate at this stage in the development. It is therefore considered appropriate to require levels and ultimately building heights to be approved as part of any reserved matters submission(s).

The Council's Design Officer comments that outline consent is considered to be acceptable in terms of its parameters and principle of development. It is however recommended that a design code to be prepared and submitted with any reserved matters application.

## **Trees**

Whilst the comments from the council's Arboricultural Officer are awaited at the time of writing this report, it is noted that from the submitted tree report that the majority of trees and other planting will need to be removed to facilitate the development. Trees to be retained (largely on the site boundary to the east) would need to be protected during demolition/construction. It is however clear the planting is largely ornamental in nature, and that most of the trees are relatively young, with no trees of significance (to be removed) identified.

As an outline application there is no detail of any replacement planting, but the illustrative masterplan and parameters plan indicate there will be significant areas of public realm/landscaping created through the site which will help open up the area and provide for replacement planting.

## **Landscape and Visual Impact**

### Construction phase

At the construction stage the assessment did not find any significant effects on the landscape/townscape receptors in Alderley Park or the wider study area. The levels of identified effects range from minor adverse/negligible to minor adverse

At the construction stage the assessment found there would be moderate adverse effects on the following three visual receptor groups; Business users visiting Alderley Park; Users of the on-site footpaths/private recreation routes and Transient recreation and highway users of the internal access loop road. The effects on all other visual receptors would range from minor adverse/negligible to minor adverse

### Completion/Operational stage

The assessment did not find any significant effects following the completion of the proposed development on the landscape/townscape receptors or the visual receptors within Alderley Park and the wider study area. The identified effects for all receptors range from minor beneficial to negligible

### Mass and scale

The Accurate Visual Representation (AVR) from viewpoint 18 submitted with the application shows that at this height parameter the buildings would be visible in this long-distance view from Chelford.

At the reserved matters stage the height, mass and scale of the buildings will need careful consideration to ensure that the buildings sit comfortably within Mereside and the wider Alderley Park setting, as well as the wider landscape of the Green Belt and those distant views.

### Illustrative Masterplan

The extensive public realm is a very positive feature with scope to provide an attractive, high quality and useful space for site workers and visitors. At the reserved matters stage, the landscape proposals on the southern boundary area should enhance and soften the interface with the main site loop road and the parkland beyond.

If the application is approved, the Council's Landscape Officer recommend appropriate conditions to ensure that any reserved matters application includes a range of landscape details.



## Ecology

### Non-statutory designated sites

The Radnor Mere and Beech Wood Local Wildlife Site is located to the north of the application site. It is advised that the proposed development would not result in a direct impact upon this site. The submitted ecological assessment however identifies a potential risk from airborne pollution during the construction phase.

This potential impact could be mitigated through the submission and implementation of a Construction Environmental Management Plan. This matter may be dealt with by means of a condition if planning consent is granted.

### Bats

Evidence of bat activity in the form of a minor roost of a relatively common bat species has been recorded within one of the buildings on site. The usage of the building by bats is likely to be limited to single or small numbers of animals using the buildings for relatively short periods of time and there is no evidence to suggest a significant maternity roost is present. The loss of the roosts associated with the buildings on this site, in the absence of mitigation, is likely to have a low impact upon bats at the local level and a low impact upon the conservation status of the species as a whole.

The submitted report recommends the supervision of the demolition works by a licensed ecologist to minimise the risk to bats during the demolition process.

As a requirement of the Habitat Regulations the three tests are outlined below:

EC Habitats Directive  
Conservation of Habitats and Species Regulations 2017  
ODPM Circular 06/2005

The UK implemented the EC Directive in the Conservation (natural habitats etc.) regulations which contain two layers of protection:

- A licensing system administered by Natural England which repeats the above tests
- A requirement on local planning authorities (“Ipas”) to have regard to the directive’s requirements.

The Habitat Regulations 2017 require local authorities to have regard to three tests when considering applications that affect a European Protected Species. In broad terms the tests are that:

- The proposed development is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment
- There is no satisfactory alternative
- There is no detriment to the maintenance of the species population at favourable conservation status in its natural range.

Current case law instructs that if it is considered clear or very likely that the requirements of the directive cannot be met because there is a satisfactory alternative, or because there are no conceivable “other imperative reasons of overriding public interest”, then planning permission should be refused. Conversely, if it seems that the requirements are likely to be met, then there would be no impediment

to planning permission be granted. If it is unclear whether the requirements would be met or not, a balanced view taking into account the particular circumstances of the application should be taken.

#### *Overriding Public Interest*

The provision of mitigation would assist with the continued presence of Bats.

#### *Alternatives*

There is an alternative scenario that needs to be assessed, this is:

- No Development on the Site

Without any development, specialist mitigation for Bats would not be provided which would be of benefit to the species. Other wider benefits of the scheme need to be considered.

It is advised that in the event that planning consent was granted the submitted bat mitigation is acceptable and would be sufficient to maintain the favourable conservation status of the species concerned.

If planning consent is granted a condition would be required to ensure that the proposed development will proceed in accordance with the recommendations of the submitted Bat Survey Report submitted with the application.

#### Great Crested Newts

It is advised that this protected species is not reasonably likely to be present or affected by the proposed development.

#### Lighting

To avoid any adverse impacts on bats resulting from any lighting associated with the development it is recommended that if planning permission is granted a condition should be attached requiring any additional lighting to be agreed with the LPA.

This condition can be avoided if proposals are submitted prior to determination.

#### Nesting birds

The application site has been confirmed as supporting nesting swift. If planning consent is granted a condition would be required to safeguard nesting birds:

#### Biodiversity Net Gain

In accordance with Local Plan policy SE3(5) all development proposals must seek to lead to an overall enhancement for biodiversity. In order to assess the overall loss/gains of biodiversity an assessment undertaken in accordance with the Defra Biodiversity 'Metric' version 3.1 has been undertaken and submitted in support of the application.

The existing habitats on site are of low biodiversity value.

The metric calculation as submitted, which is based upon the submitted illustrative layout plan, shows that the proposed development would be likely to result in a net gain for biodiversity and comply with Local Plan policy SE3.

If planning consent is granted a condition would be required to ensure the delivery of BNG at the reserved matters stage.

### Ecological Enhancement

This planning application provides an opportunity to incorporate features to increase the biodiversity value of the final development in accordance with Local Plan Policy SE 3.

It is therefore recommended that the applicant submits an ecological enhancement strategy prior to the determination of the application or if planning permission is granted a condition should be attached which requires the submission of an ecological enhancement strategy.

### **Flood Risk/Drainage**

Whilst no comments have been received from the Flood Risk Team, the site is well understood from a drainage/flooding perspective and lies in Flood Zone 1 (least risk of flooding) and it is considered that a suitably worded condition can address this matter. Again, United Utilities comments can be addressed by condition as the application is largely in outline and levels are not being fixed by the proposals.

### **Noise/Amenity**

The proposal entails a significant amount of demolition and as this will be relatively short term the noise and vibration can be controlled with a suitably worded Construction and Environmental Management Plan (CEMP), and the same can be applied to construction activities.

The final use of the development as predominantly laboratory or office based means it is unlikely there will be any loss of amenity to local residents / office staff. The nearest residential accommodation is some distance away to the south.

### **Air Quality**

This proposal is for development of a life sciences and café building. In support of the application the developer has submitted a qualitative screening assessment written by BWB Consulting, dated August 2022. The report states that a detailed assessment into the impacts of NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> (particulate matter) during the operational phase is not required in accordance with national EPUK and IAQM criteria based on the predicted development flows, and concludes, therefore, that the development impacts on local air quality will be not significant. The report also concludes that the potential dust impacts during construction will also be not significant subject to appropriate dust mitigation measures.

Therefore, Environmental Protection do not recommend conditions, or raise any objections to the development proceeding.

### **Contaminated Land**

The Contaminated Land team has no objection to the above application.

The application area has a history of pharmaceutical research and development use and therefore the land may be contaminated and the site is within 250m of a known landfill site or area of ground that has the potential to create gas.

The Phase I report, NX Consulting Ltd, reference NX487, dated 1st August 2022, submitted in support of the application recommends site investigation works be carried out. The Contaminated Land team are in agreement with this and would advise that they should be undertaken post demolition.

Whilst there is some historical information relating to the former Astra Zeneca site included in the report, it is disappointing not to have a clearer understanding of the nature of work and research that was undertaken within the blocks of this application area to give a more complete conceptual site model. It would be prudent to try and identify the former uses of the blocks ahead of site investigation works.

Given the historical use of the site the Environment Agency should be consulted to consider the potential risks to controlled water receptors.

As such, and in accordance with paragraphs 174, 183 and 184 of the NPPF 2021, The Contaminated Land Team recommends that conditions, reasons and notes be attached should planning permission be granted.

### **Other matters**

Whilst the Parish Council have raised the matter of how this proposal is to be funded, this is not considered relevant to the determination of this application as it needs to be considered on its own merits. It is however a relevant consideration for an associated application ref 22/2819M for a retirement community also on this agenda, but this matter is addressed in that application.

### **CONCLUSIONS**

This hybrid, although essentially outline application, seeks approval for the demolition and site clearance for the development of life science uses comprising two office/ laboratory buildings. The principle of the development was established by the outline approval, and it is considered that the proposals are appropriate development in the Green Belt and in line with the general policies in the Development plan, NPPF and the Alderley Park Development Framework.

Whilst there were outstanding comments awaited at the time of writing this report from the Council's Tree Officer, comments in relation to Landscape and Design are positive, although any reserved matters application will deal with these matters in more detail.

No objections have been made by highways or Environmental Health or in relation to Ecology.

The application proposes life science development that the re-purposed Alderley Park was set up to encourage and is fully supported.

As such the application is recommended for approval subject to conditions.

## RECOMMENDATION

APPROVE with the following conditions:

### OUTLINE (New build)

1. Commencement of development (3 years) or 2 from date of approval of reserved matters
2. 3 year submission of reserved matters
3. Reserved matters to be approved
4. Approved Plans
5. Materials
6. Full hard and soft landscape details for the public realm works, including boundary treatment
7. Implementation of landscaping
8. A landscape management plan to ensure that the public realm and landscape setting of the development is maintained in the long-term.
9. Existing levels and contours - to illustrate the large change in levels across the site & proposed levels, cross sections and long sections to illustrate the height, mass and scale of the proposed development in relation to the existing Mereside buildings.
10. As part of any reserved matters application accurate visual representations from agreed viewpoints – to show how the development would sit within the landscape of Alderley park and the wider study area & street-scenes of the southern and northern sides of the development
11. Tree Protection and Construction Specification / Method Statement
12. Approval of surface water drainage scheme
13. Approval of sustainable drainage management & maintenance plan
14. CEMP
15. A post demolition Phase II ground investigation and risk assessment
16. Contaminated land verification report
17. Soil tests for contamination
18. Measures to deal with unexpected contamination
19. Full details of existing and proposed levels
20. Bat mitigation in accordance with recommendations
21. Additional lighting to be agreed with the LPA
22. Delivery of BNG at the reserved matters stage.
23. Submission of an ecological enhancement strategy
24. Safeguarding of nesting birds.
25. Design Code to be submitted with any reserved matters application.

### FULL (Demolition)

1. Standard 3 year consent
2. Approved plans
3. Tree Protection and Construction Specification / Method Statement
4. All trees/landscaping to be retained at demolition stage unless agreed
5. CEMP
6. A post demolition Phase II ground investigation and risk assessment
7. Soil tests for contamination
8. Measures to deal with unexpected contamination
9. Full details of existing and proposed levels
10. Safeguarding of nesting birds.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Strategic Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

