

**SOUTHERN PLANNING COMMITTEE – 15 March 2023
UPDATE TO AGENDA**

APPLICATION NO.

22/4451N

LOCATION

CREWE LIBRARY, PRINCE ALBERT STREET, CREWE, CHESHIRE, CW1 2DH

UPDATE PREPARED

KEY ISSUES

Drainage/Flood Risk

The consultation response of the LLFA has been received and has no objection in principle to the development. In particular the LLFA notes that the proposed drainage layout posed under 22/4472N includes the provision of SUDs including rain garden, tree pits and permeable paving.

However, the LLFA requires further technical and detailed information to be provided in respect of the on-site surface water drainage scheme, including detailed engineering drawings and cross-sectional plans of these SUDs structures and future management arrangements. A planning condition is recommended by the LLFA secure the submission and approval of these details.

The LLFA also require a condition to be imposed requiring the submission and approval of ground levels and Finished floor levels (FFLs) to ensure flood risk is contained and satisfactorily managed on-site, and not transferred off site.

Low Emission Boilers

Condition 7 refers to the provision of ultra-low emission boilers. The applicant has now confirmed that there are no gas boilers proposed as air source heat pumps are being installed. This condition can now be removed from the recommendation.

CONCLUSION

There are no suggested changes to the recommendation, but additional conditions should be added to the main report to address and the LLFAs requirements in respect of the surface water drainage scheme and levels as follows;

~~7. Provision of Ultra-Low emission boilers~~

13. Details of on-site Surface Water drainage scheme, infrastructure and management

14. Details of levels