

APPLICATION NO: 22/3338C

LOCATION: Land to the East of, VIKING WAY, CONGLETON

PROPOSAL: Full planning application proposing the erection of an employment building (Use Class B2, B8 and ancillary E(g)) with associated infrastructure, including landscaping, drainage, and car, HGV and cycle parking, and access from Viking Way.

KEY ISSUES

Landscape – The Council's Landscape Architect has looked at the revised landscaping proposals and given a detailed commentary against their original comments. In summary the landscape architect is now happy the revised proposals address the majority of the comments made with improvements to the planting and boundary treatment across the site. It is requested that the palisade fencing, which is located to the sides and rear of the site, be finished in a dark green colour, not just green as indicated on the plans as this could be too bright. The applicant has agreed to this minor change.

CONCLUSION

There are no recommended changes to the recommendation, however the landscape architect has indicated the condition requiring a Landscape Management Plan is no longer required (as it has been submitted and is acceptable) but has recommended 2 Landscape implementation conditions so Condition 4 would be replaced by a Landscape implementation condition. With regards to the fencing, an amended plan is anticipated shortly that can be conditioned under Condition no.2 showing the darker fencing colour.