

**SOUTHERN PLANNING COMMITTEE – 28<sup>TH</sup> JUNE 2023**

**UPDATE TO AGENDA**

**APPLICATION NO.**

22/1485C

**LOCATION**

*Land to the North of 24 Church Lane, Sandbach, CW11 2LQ.*

**UPDATE PREPARED**

26<sup>th</sup> June 2023

**Air Quality**

Following further discussions with Environmental Protection Officers, an additional condition is required. This replicates the one on the 2015 appeal decision and would protect the future occupants from air quality issues from the M6. This condition has been added to the recommended conditions below.

**RECOMMENDATION:**

**No change to the recommendation subject to the following conditions:**

1. **Time limit**
2. **Approved plans**
3. **Approval of details of facing and roofing materials**
4. **Implementation of the mitigation measures set out in the Noise Impact Assessment**
5. **Submission of details of low emission boilers**
6. **Provision of electric vehicle infrastructure**
7. **Soil and soil forming materials to be tested for contamination**
8. **Prior to occupation, evidence and verification information (for example: quantity/source of material, laboratory certificates, depth measurements, photographs) shall be submitted to, and approved in writing by, the Local Planning Authority.**
9. **If, during the course of development, contamination not previously identified is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made and appropriate remediation implemented in accordance with a scheme also agreed in writing by the Local Planning Authority.**

10. No development (other than demolition and site clearance works) shall commence until:
  - a) A proportionate risk assessment and (if appropriate) site sampling exercise is undertaken to address the risks posed by land contamination. This should be submitted to and approved in writing by the LPA.
  - b) Should the above indicate that remediation is necessary, a Remediation Strategy shall be submitted to and approved in writing by the LPA.

The remedial scheme shall be carried out in accordance with the approved Remediation Strategy unless otherwise agreed in writing by the LPA.

11. No part of the development hereby approved shall be occupied or in use prior to submission and approval in writing of a Verification Report prepared in accordance with the approved Remediation Strategy that covers that part of the development to be occupied or used.
12. Protection for breeding birds
13. Provision of features to enhance biodiversity
14. Submission of landscaping plan
15. Implementation of landscaping scheme
16. No development shall take place until a scheme of mechanical ventilation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show air drawn from the "clean" façade (furthest from the M6). Prior to the first occupation of any of the hereby approved dwellings, the agreed ventilation scheme shall be installed. The ventilation system shall not be capable of being disabled by the end user (except in emergency, for maintenance or repair). The agreed ventilation scheme shall be maintained in perpetuity.