

APPLICATION NO: 23/2054C

LOCATION: UNIT 1, VIKING WAY, CONGLETON, CW12 1TT

PROPOSAL: Reserved matters approval for 19/5596C: Outline planning application with all matters reserved except for the principal means of access for the erection of a residential development (Use Class C3), employment and commercial floorspace (Use Classes B1/B2/B8/C1/D2) and a local centre (Use Classes A1/A2/A3/A4/A5/D1) with associated landscaping, drainage and other infrastructure.

CONSULTATIONS

Landscape – Comments from the Council’s Landscape Officer have now been received, raising no significant issues but highlighting the following detailed matters:

Planting Sheet 1

This should be amended to reflect the changes to the footpath and new seating area to the west of retail unit B shown on the revised Hard and Soft Landscape Plan. It is also recommended that the proposed native scrub planting and birch trees within the RPA of the veteran Alder (T58) should be omitted and replaced with wildflower grassland. And, that the native scrub planting and ornamental planting to the rear of retail unit B should be omitted and replaced with a native hedgerow.

Planting sheet 2

It is recommended that the proposed native scrub planting around the southern and eastern boundaries of the supermarket car park should be omitted. These native species are too large and thorny in proximity to parking spaces and footpaths. A native hedgerow may be more appropriate - but the planting proposals in this area of the site, including the proposed trees, should be reconsidered in light of the landscape scheme approved for phase 3 (22/3338C).

Tree Pits

Tree pit details for the trees within hard surfaces should be submitted - including underground cells, guying, watering/aeration, grilles, and protective guards to prevent damage from cars.

Four conditions are recommended.

KEY ISSUES

Landscape – The applicant’s agent has confirmed the recommended changes to the landscaping will be made, and the landscaping plans will be amended accordingly. Revised plans are anticipated in advance of

Committee, but failing that these matters will need to be conditioned. This will address two of the recommended conditions, however two additional conditions are recommended.

1. Implementation of landscaping
2. Submission of a Landscape Management Plan

Trees – The applicant's agent has confirmed that the Veteran Tree (T58), which would sit in an area of proposed landscaping and would not be impacted by the development, and any proposed planting, as indicated in the Landscape section above, would be amended to avoid any excavation. The new AIA (Arboricultural Impact Assessment) / AMS (Arboricultural Method Statement) will need be updated accordingly. This would need to be conditioned.

The other tree (T59 Oak a C Cat tree) however could be compromised by the excavation works required to create the development plateau, and the applicant is now proposing to remove this tree. In compensation two replacement trees are now proposed. With regards to purely tree issues this is acceptable as the tree is a Cat C – tree of low quality, however this is complicated by the fact it has moderate bat roost potential. This is discussed below.

Ecology – Tree T59 as discussed above was originally to be retained, however is now proposed to be removed. It however has moderate bat roost potential which is material planning consideration. This matter has been discussed with the Council's Ecologist, and he has recommended that the application could still be determined by Members at Committee, but that the decision be delegated back to officers once the protected species impacts have been assessed (so a survey would be needed prior to the decision notice being issued). Should this survey reveal that there is a significant issue that cannot adequately be mitigated against, then the application would have to be reported back to Committee.

CONCLUSION:

As noted above it is recommended that should Members be Minded to approve the application, it should be delegated back to officers to consider the implications of a bat survey on the tree in question. Three additional conditions (two landscaping and one tree related) as set out above are suggested should the application be approved.