

**APPLICATION NO: 23/2225N**

**LOCATION: Bentley Motors Limited, PYMS LANE, CREWE**

**PROPOSAL: Construction of a new paint shop on the site of an existing colleague carpark including a four story office annex. Work includes the construction of two bridge links over Sunnybank Road, plant annexes and a roof terrace.**

## **CONSULTATIONS**

**Lead Local Flood Authority (LLFA)** – The LLFA/Flood Risk team has reviewed the additional detail submitted by the applicant and now has no objection subject to the 2no. suggested conditions as detailed in the consultation response and bullet pointed below.

## **KEY ISSUES**

**Conditions** – for the purposes of clarity the 4no. contaminated land conditions as suggested by the Environmental Protection consultation response dated 18<sup>th</sup> July 2023 will be appended to the draft list of conditions. These relate to:

- Submission of Phase I preliminary risk assessment.
- Submission of verification report.
- Soil or soil forming materials to be tested for contamination.
- Reporting of any further contamination found to Local Authority.

An additional 2no. conditions as suggested by the LLFA response dated 23<sup>rd</sup> October 2023 will be appended to the draft list of conditions. These relate to:

- Submission of sustainable drainage management and maintenance plan for the lifetime of the development- pre commencement.
- provision of a drawing showing the extent of surface water flooding anticipated and any overland exceedance flow routes – pre occupation.

## **CONCLUSION**

There are no proposed changes to the recommendation to **APPROVE the application subject to section 106 and conditions** listed in the main report, plus the additional conditions listed below:

11. Submission of Phase I preliminary risk assessment
12. Submission of verification report
13. Soil or soil forming materials to be tested for contamination
14. Reporting of any further contamination found to Local Authority
15. Submission of sustainable drainage management and maintenance plan for the lifetime of the development- pre commencement
16. Provision of a drawing showing the extent of surface water flooding anticipated and any overland exceedance flow routes (pre-occupation)