

**APPLICATION NO: 23/2349N**

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

**PROPOSAL: Demolition of an existing temporary industrial warehouse and construction of an Integrated Logistics Centre including a covered logistics route, internal amenity and office annex**

## **CONSULTATIONS**

**Lead Local Flood Authority (LLFA)** – The LLFA has been re-consulted and, following the submission of additional detail from the applicant, removes 2no. of their suggested conditions and requests conditioning of the submission of a sustainable drainage management and maintenance plan for the lifetime of the development as a pre-occupation condition.

## **KEY ISSUES**

### **Lead Local Flood Authority (LLFA)**

The LLFA previously advised that a condition requiring *“Provision of Phase II Ground Investigation to demonstrate the ground is unsuitable for infiltration, and the provision of the infiltration test which has been shown to have taken place as per Page 16 on the Phase I Ground Investigation (ref. 16-703-R1-1).”*

Following provision of information in Ground Investigation Phase 2 Report ‘16-703- R2-1’ the LLFA has removed their objection as the ground has been shown to be unsuitable for infiltration.

The LLFA previously advised that a condition requiring *“Provision of UU Building Over Agreement approval for building over their assets (combined sewer)”*.

Following the provision of United Utilities’ response of their agreement, the LFA has stated that they are happy to remove this objection.

Finally, a condition requiring the submission of a sustainable drainage management and maintenance plan for the lifetime of the development as a pre-occupation condition has been recommended, which will be appended to the decision notice as bullet pointed below.

### **United Utilities**

There has been correspondence between the applicant with United Utilities with respect to construction of the new ILC building over the existing deep public sewer, with UU confirming in an email on 5th July 2023 that they *“would not object to the build over agreement if the following is in place:*

- No production line machinery over the internal manhole.

- No storage over the internal manhole.
- *Any maintenance / repair work United Utilities need to carry out that may impede the factory production and create profit loss is not liable to United Utilities.*
- *We would recommend the use of a suitable BS EN 124 access cover with a double seal to reduce the potential for the escape of sewer gases within the building. Bolt down seal plates should not be used.*

A copy of the correspondence with UU has been provided to the Local Planning Authority.

The applicant has stated that technical approval of the Building Over Agreement will be developed in due course following successful receipt of planning approval for the development, final design and detailing of the foundation solution and appointment of the main contractor.

Legal approval of the Building Over Agreement will follow technical approval and will be in the form of a contract between Bentley Motors and UU.

Provided the LPA conditions the further United Utilities suggested conditions as detailed in their consultation response and bullet pointed below, this aspect of the scheme involving the build over agreement can be adequately dealt with outside of the scope of planning control and as such it is considered that the proposal is now acceptable in planning terms from a drainage standpoint.

## **RECOMMENDATION**

The final recommendation has been omitted from the agenda papers.

**The recommendation is to APPROVE the application subject to the following conditions:**

- 1. Time Limit (3 years)**
- 2. Approved Plans**
- 3. Materials**
- 4. Submission of Biodiversity Strategy**
- 5. Breeding Birds condition**
- 6. Submission of Noise Impact Assessment**
- 7. Submission of Phase I preliminary risk assessment**
- 8. Submission of verification report**
- 9. Soil or soil forming materials to be tested for contamination**
- 10. Reporting of any further contamination found to Local Authority**
- 11. Foul and Surface Water Drainage**
- 12. Submission of SUDs scheme prior to occupation**
- 13. Submission of a sustainable drainage management and maintenance plan for the lifetime of the development (pre-occupation)**