

STRATEGIC PLANNING BOARD – UPDATE REPORT

Planning Reference No:	09/3564N
Application Address:	The Maggot Farm, French Lane, Baddington, Nantwich
Proposal:	Re-development of Brownfield Site at Hack Green Maggot Farm to Include demolition of Existing Industrial Buildings and Erection of 4 Barn Style Dwellings.
Applicant:	Mr. Harry Moulton
Application Type:	Outline Planning Permission
Grid Reference:	364575 348011
Ward:	Cholmondeley
Consultation Expiry Date:	23 rd November 2009
Date for determination:	8 th December 2009

ADDITIONAL INFORMATION

Protected Species Survey

The survey reaches the following conclusions:

Bats

It is considered that the survey undertaken adequately established that the site (including the buildings) proposed for redevelopment are reasonably unlikely to support a bat roost.

Wild Birds

The site proposed for redevelopment offers suitable nest sites for a number of bird species. However, only one building showed previous evidence of nesting.

Other protected species

It is considered the survey undertaken adequately established that the site proposed for redevelopment is reasonably unlikely to support other protected species. It is considered highly unlikely that great crested newts would be present in the pond given the HSI score.

Council Ecologist's Response:

The ecological survey is acceptable. There are no likely significant ecological issues associated with this site.

I recommend that the following condition to protect breeding birds:

Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey is required to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished

in the case of buildings), a 4m exclusion zone to be left around the nest until breeding is complete. Completion of nesting should be confirmed by a suitably qualified person and a report submitted to the Council.

Reason: To safeguard protected species in accordance with PPS9.

ERRATUM

On the front page the report describes the application as a Full application – it is only outline at this stage.

Page 2 – “Proposal” – should be 4 barn style dwellings rather than 3 as stated in the report.

Page 9 – “Amount and scale” – the units will vary in size from 1290 to 2800 sq ft. There will be 2 garages for “most” of the units.

Page 17 – “Recommendation”. The final condition suggests removal of PD rights for 2 affordable units – This should apply to all units

RECOMMENDATION

AS PER REPORT with the following amendments to conditions:

- 13. Remove Permitted Development rights for all dwellings**
- 14. Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey is required to check for nesting birds.**