

**NORTHERN PLANNING COMMITTEE – 26 November 2014**

**UPDATE TO AGENDA**

**APPLICATION NO.**

14/3242M

**LOCATION**

Quarry Bank Mill, Quarry Bank Road, Styal

**UPDATE PREPARED**

24 November 2014

**APPLICANTS SUBMISSION**

The applicant has submitted a revised landscaping scheme which addresses the original concerns raised by the landscape officer to a satisfactory degree.

**CONSULTATIONS**

Flood Risk Manager – No objections subject to condition requiring drainage details to be submitted

**CONCLUSION**

As in the original report, a recommendation of approval is made subject to the conditions listed below and referral to the Secretary of State.

**Conditions**

1. Commencement of development (3 years).
2. Development in accord with approved plans.
3. Details of materials to be submitted.
4. Tree retention.
5. Tree protection details to be submitted.
6. Arboricultural construction specification/method statement to be submitted.
7. Development to be carried out in accordance with the recommendations made in the submitted Great Crested Newt Survey.
8. Method statement for reptile mitigation measures to be submitted.
9. Breeding birds survey to be submitted.
10. Written scheme of archaeological investigation to be submitted.
11. Cafe building - temporary for 5 years
12. Detailed drainage design to be submitted
13. Implementation of landscaping scheme submitted with application