

Application No: 17/4264M

Location: THE ELMS, PARK LANE, PICKMERE, CHESHIRE, WA16 0JX

Proposal: Demolition of former public house and redevelopment of the site for residential purposes, including landscaping and associated works

Applicant: Mr Moss, Thistlewood Properties (Pickmere) Limited

Expiry Date: 16-Feb-2018

## **SUMMARY**

The site is located within the predominantly residential area, where the provision of housing is an acceptable form of development, the site is a brownfield site where redevelopment is encouraged. It is considered that the scheme proposed is appropriate for the location and has an acceptable form and layout, and makes a contribution to the Council's five year housing land supply. The public house has been closed for some time and is not trading. It is considered that there are public houses within close proximity to the site and to Pickmere therefore there is adequate provision for this type of facility locally. Overall the scheme is an acceptable form of sustainable development, and complies with the development plan. Developments that accord with the development plan should be approved without delay. For the reasons mentioned the application is recommended for approval subject to conditions.

## **RECOMMENDATION**

Approve subject to conditions

## **REASON FOR REPORT**

This application has been called-in to planning committee by Councillor Olivia Hunter on 06.09.2017 for the following reasons:

- On site congestion, due to narrowness of site access and parking spaces.
- Concerns of safe guarding public rights of way.
- Inadequate provision of visitor parking spaces, due to parking restrictions on Park Lane.
- The misleading Arboricultural report, concerning prior removal of three oak trees, (one of which was outside the site boundary.)
- Lack of communication and discussion with adjoining residents, contrary to stated.
- Overcrowding of proposed properties on site.
- Specific local needs, (e.g. Affordable housing, or units suitable for older people) have been ignored.
- assurances for the safeguarding of existing trees and hedges.

## **PROPOSAL**

The application is a full planning application for the demolition of The Elms public house, located off Park Lane in Pickmere, and the replacement with 4 dwellinghouses comprising two pairs of semi-detached units.

All 4 units are 3 bedroom units. Two units are located to the rear of the site and two are located to the front of the site.

The proposal includes two car parking spaces per dwelling with bin stores in the rear gardens. The proposal will have a communal access to the site. The properties have rear gardens.

Through the process of the application the plans have been amended in order reduce the impact on a tree to the east of the development on the proposed dwellings.

## **SITE DESCRIPTION**

The application site relates to The Elms public house located off Park Lane, Pickmere. The site covers an area of 0.12ha. The Elms public house has been vacant for some time and was put on the market for sale in January 2017. The site is within the predominantly residential area.

The site has hedgerows along the side boundaries, with some boundary trees, some of which have been removed, one tree is subject of a proposed tree preservation order which is currently under consideration. There are dwellings located to the west and east. The public house The Red Lion which is currently trading is located 400m from the site also located on Park Lane.

To the north of the site across Park Lane, there are open fields in agricultural use. The site is small and self contained, the building line along Park Lane varies as the settlement of Pickmere has evolved over time, with adjacent dwellings at Lynswood Court set a considerable way back, and dwellings at Wayfarers Court and Rose Cottage are set further forward.

## **RELEVANT HISTORY**

23842P, Bar & restaurant (outline), Refused, 05-Nov-1980

25848P, Bar/lounge extn (outline), Refused, 20-May-1981

29697PB, Extension to games room & altns to toilets, Approved, 26-May-1982

36387P, Extension to existing for restaurant, Approved, 29-Mar-1984

39910P, Projecting sign, Approved, 31-Jan-1985

42452P, Extension to form beer store and functions room, Refused, 12-Sep-1985

51578P, Extensions to beer store kitchen and pool room, Approved, 07-Jan-1988

67614P, Extension to club house, Refused, 17-Jul-1991

69049P, Alterations and extensions to club, Approved, 04-Dec-1991

70346PB, Extension to beer cellar, Approved, 22-Apr-1992

05/2121P, Single storey side porch extension, Approved, 14-Oct-2005

05/2423P, 1no. non-illuminated freestanding sign, Refused, 24-Nov-2005

08/0751P, Covered smoking shelter to rear of public house, Approved, 09-Jun-2008

## **RELEVANT PLANNING POLICY**

### **Cheshire East Local Plan Strategy 2010-2030 July 2017**

SD 1 Sustainable Development in Cheshire East

SD 2 Sustainable Development Principles

SE 1 Design

SE 2 Efficient Use of Land

SE 3 Biodiversity and Geodiversity

SE 4 The Landscape

SE 5 Trees, Hedgerows and Woodland

SE 9 Energy Efficient Development

SE 12 Pollution, Land Contamination and Land Instability

SE 13 Flood Risk and Water Management

CO 1 Sustainable Travel and Transport

CO 4 Travel Plans and Transport Assessments

SC 1 Leisure and Recreation

EG2 Rural Economy

IN 1 Infrastructure

PG 1 Overall Development Strategy

PG 2 Settlement Hierarchy

### **Macclesfield Borough Local Plan**

In addition to the now adopted LPS, saved policies of the Macclesfield Borough Local Plan also form part of the development plan.

The relevant Saved Policies are: -

#### Environment

NE11 – Protection and enhancement of nature conservation interests

#### Recreation and Tourism

RT5 – Open Space

RT6 – Allocated for additional Informal Recreational Facilities

RT7 – Recreation / Open Spaces Provision

#### Development Control

DC3 – Amenity

DC6 – Circulation and Access

DC8 – Landscaping

DC9 – Tree Protection

DC15 – Provision of Facilities

DC17 – Water Resources  
DC35 – Materials and Finishes  
DC36 – Road Layouts and Circulation  
DC37 – Landscaping  
DC38 – Space Light and Privacy  
DC41 – Infill Housing Development  
DC63 – Contaminated Land

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

**National Policy:**

National Planning Policy Framework  
National Planning Practice Guidance

**CONSULTATIONS** (External to planning)

**Highways** – No objections raised, through the course of the application amendments have been sought to include a larger roadside refuse collection area, further access dimensions have been provided to the satisfaction of highways.

**Flood Risk Team** – No objections subject to conditions.

**United Utilities** – No objections

**Public Rights of Way Team** – The Definitive Map of Public Rights of Way has been consulted and can confirm that this does not appear to affect a public right of way.

**Environmental Protection Team** - No objections subject to conditions.

**VIEWS OF THE PARISH COUNCIL**

**Pickmere Parish Council –**

Comments on amended scheme: Members considered that the amendments (moving two of the houses a small distance away from a tree recently covered by a TPO and closer to the scheme's shared access road) only compounded the problems referred to in the Parish Council's original objections to this scheme. The layout of the scheme is considered even more problematic than before because of the unsatisfactory provision for car parking and vehicle manoeuvring, in terms of how the spaces are laid out, and the absence of satisfactory provision for visitor parking and service vehicles. There is no visitor parking provision within the scheme. Any visiting vehicles (or service vehicles) will have to park either on the scheme's shared surface accessway, thereby blocking access to the scheme's residents' parking spaces, or, somewhere on Park Lane. However, Park Lane is the subject of parking restrictions at certain times, but further, parking on this section of Park Lane will constitute a danger to other road users because of the alignment of the road at this point. Visitors will therefore have to park some distance away.

The proposed amendment to the scheme reduces the (previously inadequate) openness of the scheme and further emphasises the over-development of the site.

Original comments on scheme:

- The likelihood of on-site congestion in view of the narrowness of the site access road and its juxtaposition with proposed parking spaces.
- The tandem form of development, with one pair of semi-detached houses set behind the other, which creates on-site circulation problems, for instance in how the rear houses would be serviced by large vehicles (refuse vehicles, pantechnicons when moving house, delivery vehicles for large items, etc.)
- Concern about the safeguarding of the public right of way which runs the length of the site; particular concern about use of the right of way in relation to the location of parking spaces, the circulation areas for vehicles, including the large vehicles referred to above.
- No or inadequate provision of visitor parking spaces, which should be viewed in the context of the difficulty in seeking to park vehicles in the highway on Park Lane because of the parking restrictions that apply, and the configuration of Park Lane.
- The misleading Arboricultural report submitted with the application. The Parish Council had difficulty in accepting the survey schedule, apparently prepared on 27 March 2017, and its lack of reference to three oak trees, (two of which were located within the application boundary and one of which was certainly located outside the application site and the ownership of the applicants). All three trees were removed before the application was submitted, one of them apparently without the consent of the owner of the land on which the tree stood. The Council felt that Cheshire East's tree officers would have been concerned to have safeguarded these three oak trees, possibly in preference to the sycamores which are shown to be retained.
- The application states that discussions have been held with adjoining residents, but the Council is aware that occupiers of adjoining houses have not been contacted by the applicants.
- The scheme is considered over-intensive, and the number of units should be reduced to enable a more acceptably designed layout.
- The scheme is clearly developer-led rather than need-led, and it would have preferred a more acceptable mix of housing including some specific provision for the elderly.

It is pointed out that there is a discrepancy between two of the application drawings where one shows a vehicle parked off Park Lane while the other shows this to be a planted area.

In any scheme, the Parish Council would wish to see existing trees and hedges safeguarded.

Objection is not raised to the loss of this community facility in the present circumstances where Pickmere is served by a second public house, and the Parish Council considers the most appropriate re-use of the site to be for residential purposes.

Representations received

8 letters received in total

- 1 relates to the latest consultation:
- **In objection**
- Drains from The Elms run through the neighbouring garden to the rear, issues with waste/sewer pipes, overflowing into garden.

- View would be obscured and bedroom properties would look directly into the home behind.
- Do not want to be spied upon by strangers and flooding.

In response to original consultation

- **In objection**
- The density is too high
- Reduce natural light to Lynswood Court properties
- Access and parking, not sufficient space for visitor parking
- Water supply issue in the village and water pressure is low
- Construction should only be during office hours not at weekends
- No objection to the replacement of the public house with residential properties
- Concerns over public right of way
- Too many houses on the plot
- Concerns that Park Lane will look like an estate rather than a rural location
- Cars travel too quickly down Park Lane
- Concerns over the accuracy of documentation
- Concerns over arboricultural implications assessment regarding removal of two mature oak trees which were removed.
- If planning approved, retention of the hedge is required
- Planning statement states that immediate neighbours were consulted prior to the submission of the application, however at 1 Lynswood Court, not consulted.
- Objection to windows on side elevation of plot 4.
- **Not in objection**
- No objection in principle however additional 10 bathrooms and toilets will mean that there will be little or no water pressure.
- Right of way should be retained through to Thistle Close to Park Lane.

#### **In support**

- Witnessed the decline of The Elms PH until its eventual closure
- Welcome the redevelopment of the site for new homes, will bring life back into the empty site and also enhance this part of the village.
- The empty boarded up pub is an eyesore and a security concern the longer it remains vacant.
- Would like the public right of way to remain open and easily accessible as it is well used by many residents. Very popular for dog walkers.
- Important that the development allows for visitor parking.
- Thought and consideration has been given to the redevelopment of the site.

#### **APPLICANT'S SUPPORTING INFORMATION**

- Planning Statement
- Arboricultural Statement
- Transport Statement
- Arboricultural Implications Assessment
- Design and Access Statement
- Bat Survey August 2017

#### **APPRAISAL**

## Key Issues

- Principle of development
- Loss of the Public House
- Local Plan Update
- Highways
- Public Rights of Way/Access
- Design
- Landscape Impact
- Trees
- Ecology
- Amenity
- Flood Risk
- Representations
- Conclusions
- Recommendation

## Principle of development

The site is located within the village of Pickmere and is designated as being within the predominantly residential area. Within the predominantly residential area there is a presumption in favour of sustainable development provided the proposal accords with the development plan, which includes the Cheshire East Local Plan, and relevant saved policies of the Macclesfield Borough Local Plan.

The proposal is for 4 dwellings, within the predominantly residential area, this is considered to be an acceptable form of development. The site is a previously developed site, where development is encouraged, particularly for residential development at both a Local and National Level.

Within the Cheshire East Local Plan the reuse of previously developed land is encouraged through policy SE2 (Efficient Use of Land) which states that:

*1. The council will encourage the redevelopment/re-use of previously developed land and buildings.*

*3. All windfall development should:*

*i. consider the landscape and townscape character of the surrounding area where determining the character and density of the development;*

*ii. build upon existing concentrations of activities and existing infrastructure;*

*iii. not require major investment in new infrastructure, including transport, water supply and sewerage. Where this is unavoidable, development should be appropriately phased to coincide with new infrastructure provision; and*

*iv. consider the consequences of the proposal for sustainable development having regard to Policy SD1 and Policy SD2.*

It is considered that the proposed development is an acceptable form of windfall development on previously developed land.

The proposed development is considered to be of an acceptable character and density. Due to the small scale of the development the existing infrastructure can be utilised. The proposal

is considered to be acceptable in terms of policies SD1 and SD2, which require developments to be sustainable.

Therefore the proposal accords with policy SE2 which requires the efficient use of land.

### **Loss of the public house**

The proposed development requires the loss of the public house. The Elms Public House, ceased trading some time ago, and was put on the market for sale in January 2017. The planning statement states that several parties have shown an interest in the site, however, the majority had the view to redevelop the site as opposed to reopening the public house, which correlates with the general decline in public houses.

The village of Pickmere is modest in size and The Red Lion PH operates successfully within the village and is located around 400m away from the site also located on Park Lane. Further the Planning Statement states that there are 17 public houses within a 3 mile radius of the site. Therefore the loss of The Elms, which is not currently trading is considered to be acceptable as Pickmere is served by an operational Public House providing that service and several are available nearby. Further a number of representations received state that the wish is for the redevelopment of the site as the site falls into further decline.

### **Housing Land Supply**

The Council's current position with regard to 5 year housing supply is as follows: On 27 July 2017, the Council adopted the Cheshire East Local Plan Strategy. This followed an extensive public examination led by an independent and senior Planning Inspector.

The Inspector's Report on the Local Plan was published on 20 June 2017 and signalled the Inspector's agreement to the Plans policies and proposals. The Local Plan Inspector confirmed that, on adoption, the Council was able to demonstrate a 5 year supply of housing land. In his Report he concludes:

*"I am satisfied that CEC has undertaken a robust, comprehensive and proportionate assessment of the delivery of its housing land supply, which confirms a future 5-year supply of around 5.3 years"*

The Inspector's conclusion that the Council had a 5 year supply of deliverable housing land was based on the housing land supply position as at 31 March 2016.

Following the adoption of the Local Plan Strategy, the Council released its annual Housing Monitoring Update, in August 2017. It sets out the housing land supply as at 31 March 2017 and identified a deliverable housing land supply of 5.45 years.

On 8 November 2017, an appeal against the decision of the Council to refuse outline planning permission for up to 400 homes at White Moss Quarry, Alsager (WMQ) was dismissed due to the scheme's conflict with the Local Plan settlement hierarchy and its spatial distribution of development.

However, in his decision letter, the WMQ Inspector did not come to a clear conclusion whether Cheshire East had a five year supply of deliverable housing land. His view was that it was either slightly above or slightly below the required 5 years (4.96 to 5.07 years). In this context, the Inspector engaged the 'tilted balance' set out in the 4<sup>th</sup> Bullet point of paragraph 14 of the National Planning Policy Framework (NPPF). This introduces a presumption that planning permission is granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

On 4 January 2018, an appeal against the non-determination of an outline planning permission for up to 100 homes at Park Road, Willaston was dismissed due to conflict with Local Plan policies that sought to protect designated Green Gap, open countryside and rural character. The Inspector also took the view that the housing land supply was either marginally above or below the required 5 years (4.93 to 5.01 years). On this basis, he adopted a 'precautionary approach' and assumed a worst case position in similarly engaging the 'tilted balance' under paragraph 14 of the Framework.

The Council is continuing to update its evidence regarding housing land supply to ensure that decisions are taken in the light of the most robust evidence available and taking account of recent case law. The Council believes it can demonstrate a five year supply and will accordingly be presenting further updated evidence at the forthcoming Stapeley Inquiry.

For the purpose of determining current planning applications it is therefore the Council's position that there is a five year supply of deliverable housing land.

## **Housing Provision**

The application provides 4x 3 bedroom units, which is considered to be an appropriate housing mix within the area. Whilst the Council can demonstrate a 5 year housing land supply, this scheme would make a small but positive contribution in helping to maintain this position within an existing settlement boundary without the need to encroach into the countryside or Green Belt.

## **Highways**

There are no material highway implications associated with the above proposal as:

The proposal for access to the site is acceptable for the proposed use;

There is sufficient space within the site for off-street parking provision to be in accordance with CEC standards and all vehicles can enter and exit the site in a forward gear; and

The Strategic Infrastructure Manager notes the comments made by the Parish Council regarding the internal site layout, visitor parking and servicing. However, the internal layout will be a private unadopted access way and has sufficient space for vehicles to be manoeuvred into and out of the site in a forward gear; there is no provision for visitor parking to residential dwellings within CEC parking standards and an area has been set aside within the site, near to the point of access with Park Lane, for refuse bins to be temporarily stored for roadside collection from Park Lane.

There are no other material highway considerations associated with this proposal; accordingly, the Strategic Infrastructure Manager has no objection to the planning application subject to conditions.

### **Public Rights of Way/Access**

The definitive map has been checked and the Public Rights of Way Officer has stated that no public footpaths are affected by the proposed development.

There is a path that passes through the site which creates connectivity locally, and has been mentioned in a number of representations. This path will be maintained and is included in the proposals for the new development, therefore is unaffected.

The vehicular access point to the site will remain as existing.

### **Design**

The proposed design of the dwellings is bespoke and is considered to be acceptable in the rural context. The proposed dwellings include attractive features and an appropriate choice of materials. The layout of the site makes the most efficient use of the site. The pair of dwellings to the front of the site is considered to be acceptable; the building line varies along Park Lane which is a reflection of how the village has evolved over time. The immediate neighbours to the west are set back, however beyond this, dwellings are set forward. Further, the immediate neighbour to the east is set forward. The variation adds to the character of Park Lane, and it is considered that the character of the proposed development would contribute to this.

### **Landscape Impact**

The landscape officer has commented on the proposed development and has stated that the proposals will not result in any significant landscape or visual impacts, and has raised no objections subject to the imposition of conditions in relation to a landscaping scheme for hard and soft landscaping.

### **Trees**

During the course of the application, the scheme has been amended to ensure that plots 1 and 2 are not adversely affected by trees on the site. A TPO has been placed on a tree at the site, following the felling of trees. This is subject to a separate determination.

A site meeting with the Applicant's Arboriculturist to discuss the proposal in relation to the protected tree was undertaken on 4th January 2018 by the Council's Arboriculturist. Amendments to the original proposal have been agreed which allow for the footprint of both Plots 1 and 2 to be located slightly further away from trees, amending the garden boundaries and enlarging the rear lounge window of Plot 2 to provide for improved daylight to the room. A daylight/sunlight assessment has been carried out which confirms recommended annual probable sunlight hours can be achieved. Some shading of the garden of Plot 2 is expected by the protected tree, however it is considered that in this case the issue will not place a

significant constraint on the use of the garden and that any future pressure to carry out excessive pruning or felling can be adequately defended.

The proposal is therefore acceptable subject to appropriately worded conditions and the imposition of the scheme being carried out in strict accordance with the recently submitted arboricultural statement.

## **Ecology**

### Breeding Birds

A condition is required in respect of breeding birds.

### Enhancement for Bats and Birds

Bats and birds are either known to occur in this locality or the habitat is very suitable for them. Therefore in order to enhance the value of the development site for bats and birds, and hence lead to a biodiversity gain from this development as required by the NPPF, artificial bat roosts and bird boxes should be incorporated into the design of the site. This matter may be dealt with by means of a suitably worded planning condition.

It is considered that the proposed development will not have a detrimental impact on biodiversity.

## **Amenity**

In order for the proposals to be acceptable, it is important that they do not have a detrimental impact on the amenities of existing residents and that the development is not located within an area which would harm the amenities of future residents, or the proposals would not cause undue harm by overlooking, loss of light or loss of privacy to future or existing residents.

Objections have been received in relation to amenity and overlooking, with particular reference to side windows facing properties at Lynswood Court. These windows are labelled as obscurely glazed, therefore it is not considered that overlooking will result from these windows.

A property located to the rear of the development has commented which would be 27m away which is considered to be an adequate separation distance.

It is not considered that the proposed development would cause undue overlooking, loss of light or loss of privacy to surrounding neighbours, therefore accords with saved policies DC3 and DC38 of the Macclesfield Borough Local Plan.

A dust management plan is required in order to protect residential amenity during the demolition phase of the development.

## **Air Quality**

Policy SE12 of the emerging Local Plan states that the Council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact

upon air quality. This is in accordance with paragraph 124 of the NPPF and the Government's Air Quality Strategy.

When assessing the impact of a development on Local Air Quality, regard is had to the Council's Air Quality Strategy, the Air Quality Action Plan, Local Monitoring Data and the EPUK Guidance "Land Use Planning & Development Control: Planning for Air Quality May 2015)

This proposal is for the demolition of a former public house and the erection of four new cottages. Whilst this scheme itself is of a small scale, and as such would not require an air quality impact assessment, there is a need for the Local Planning Authority to consider the cumulative impact of a large number of developments in a particular area. In particular, the impact of transport related emissions on Local Air Quality.

Modern Ultra Low Emission Vehicle technology (such as all electric vehicles) are expected to increase in use over the coming years (the Government expects most new vehicles in the UK will be ultra low emission). As such it is considered appropriate to create infrastructure to allow home charging of electric vehicles in new, modern, sustainable properties.

In order to ensure that sustainable vehicle technology is a real option for future occupants at the site therefore electric vehicle charging points are required for each dwelling, to be secured by condition.

### **Contaminated Land**

The application area has a history of commercial use and therefore the land may be contaminated. Residential properties are a sensitive end use and could be affected by any contamination present or brought onto the site. As such, and in accordance with the NPPF, the proposal is considered to be acceptable, subject to conditions.

### **Flood Risk**

The flood risk team has raised no objections in principle to the proposed development. As mentioned within the submitted Design and Access statement, infiltration testing should be conducted before deciding on which method of drainage to use for the site. There is a large build up of surface water shown on the Environment Agencies SW mapping system on the road North West of the site. The applicant should ensure that the proposed development does not exacerbate the existing flood risk issues in the local area. This is considered to be able to be mitigated through suitably worded conditions. United Utilities has raised no objections to the proposals.

### **Representations**

A number of representations have been received in relation to the application, one in support of the application, a number in objection to the application. The material planning considerations raised have been considered and addressed in the report. Many objections relate to highways matters, which have been addressed above, amenity and water pressure. However, these would not sustain a refusal. In addition to objection, support has been received welcoming the redevelopment of this vacant site.

## **CONCLUSIONS**

The site is located within the predominantly residential area, where the provision of housing is an acceptable form of development, the site is a brownfield site where redevelopment is encouraged.

It is considered that the scheme proposed is appropriate for the location and has an acceptable form and layout, and makes a contribution to the Council's five year housing land supply.

The public house has been closed for some time and is not trading. It is considered that there are public houses within close proximity to the site and to Pickmere therefore there is adequate provision for this type of facility locally.

Overall the scheme is an acceptable form of sustainable development, and complies with the development plan. Developments that accord with the development plan should be approved without delay.

For the reasons mentioned the application is recommended for approval subject to conditions.

## **RECOMMENDATION**

**The application is recommended for approval subject to the following conditions:**

- 1. Time Limit**
- 2. Plans**
- 3. Details of materials, including windows, doors and rainwater goods**
- 4. Details of boundary treatments**
- 5. Breeding birds**
- 6. Features for roosting bats and breeding birds**
- 7. Landscaping scheme for soft and hard landscaping**
- 8. Landscape implementation**
- 9. Prior to first development, site access visibility splays should be provided in accordance with the details illustrated in SKTP drawing number SK21774-01; any foliage or other obstruction falling within the visibility splay should be cut back / re-planted behind the visibility splay or maintained at / not exceed 0.6m in height relative to the level of the site access.**
- 10. Prior to first occupation the refuse bin storage area illustrated in Bowker Saddler Architecture drawing number 112 revision C, should be provided for the temporary storage of refuse bins on collection days.**
- 11. The development shall be carried out in strict accordance with the Arboricultural Statement (Cheshire Woodlands Ref CW/8933-AS dated 9th January 2018) and Tree Protection Plan (Cheshire Woodlands CW/8933 – P-TP dated 9th January 2018).**
- 12. No tree removal**
- 13. The development hereby permitted shall not commence until a full detailed drainage strategy detailing on and off site drainage works along with flood water exceedance routes, both on and off site has been submitted to and approved in writing by the LPA. The strategy shall include a detailed maintenance regime of**

**the proposed system. The strategy shall be implemented in accordance with the approved details before completion of the development. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.**

- 14. No development should commence on site until such time as detailed calculations showing the effects of a 1 in 100 year rainfall event plus 30% allowance for climate change to support the chosen method of surface water drainage have been submitted to and agreed in writing by Cheshire East Council both as Planning Authority and Lead Local Flood Authority (LLFA). The development shall be carried out in strict accordance with the approved scheme.**
- 15. Piling condition**
- 16. Site specific dust management plan**
- 17. Electric Vehicle charging points**
- 18. Phase I and II Preliminary Risk Assessment to be submitted**
- 19. Imported soils to be tested**
- 20. If contamination is found to be present, this shall be reported to the LPA**
- 21. Construction Management Plan**
- 22. Broadband connection to be made available**
- 23. Windows to be obscurely glazed as shown on the plans**

*In order to give proper effect to the Committee's intentions and without changing the substances of the decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, including wording of conditions and reasons, between approval of the minutes and issue of the decision notice*

