

NORTHERN PLANNING COMMITTEE – 14 August 2019

UPDATE TO AGENDA

APPLICATION NO.

19/0399M

LOCATION

Hollytree Cottage, 52 Moss Lane, Styal

UPDATE PREPARED

09 August 2019

CONSULTATIONS

Lead Local Flood Authority (LLFA) – No objections

KEY ISSUES

Flood Risk

Policy SE13 of the CELPS states that developments must integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity within the borough. The submitted drainage details explain that the drainage of the site will be to controlled waters via the Manchester Airport drainage system at a rate equivalent to greenfield run-off. The car park surface will be constructed to slope towards the existing drains in a controlled manner and will pass through a hydrobrake and existing oil interceptors.

The LLFA are satisfied with the drainage details and plans that have been submitted, and as such the proposals are not considered to raise any flood risk issues. A condition is recommended to ensure that the drainage strategy implemented on site is in line with the submitted details. The proposal is therefore considered to comply with policy SE13 of the CELPS.

Public Right of Way

As noted in the original report the application site is adjacent to public footpath Wilmslow No.6. Contrary to what is reported in the original report, it has now been confirmed that the public right of way will be unaffected by the proposal. The applicant may seek a diversion of the footpath by an alternative procedure to the Town & Country Planning Act at some point in the future. However, for the purposes of the current application the Right of Way is unaffected, and the Public Rights of Way Team raises no objection.

A revised plan is awaited to show the proposed footpath through the landscape buffer along the eastern boundary as a permissive path, as opposed to a public footpath.

CONCLUSION

As in the original report a recommendation of approval is made, subject to the following additional condition:

19. Implementation of drainage strategy