

SOUTHERN PLANNING COMMITTEE – 30TH JANUARY 2020

UPDATE TO AGENDA

APPLICATION NO.

19/0819N

LOCATION

Basford Old Creamery, Newcastle Road, Chorlton, CW2 5NQ.

UPDATE PREPARED

28th January 2020

ASSESSMENT

Acoustic Fence

It has come to light that the acoustic fence has not been fully completed. This is due to the contractor running out of suitable boards to complete it. It is scheduled to be completed as soon suitable boards become available. As such condition 3 has been amended requiring it to be completed within 1 month of approval, if that is granted.

It should be noted that Environmental Protection officers have assessed the information on noise and the details of the fencing and are satisfied that they are an appropriate barrier for noise.

RECOMMENDATION

Approve subject to the following conditions:

- 1. The development hereby approved shall be carried out in total accordance with the approved plans numbered (list of plan numbers).**
- 2. The materials to be used shall be in strict accordance with those specified in the application unless different materials are first agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
- 3. The acoustic screen erected on the northern and north eastern boundary of the site as identified on plan reference PL116 Rev A shall be completed within 1 month of the date of this permission and retained thereafter, unless any variation is agreed in writing by the LPA.**

4. The hours of operation including deliveries, of the development hereby permitted, other than the operation of the batching plant shall be as set out below.

Monday-Friday	08:00 to 18:00 hours
Saturday	09:00 to 14:00 hours
Sunday and Public Holidays	Nil

5. The operating hours of the batching plant (not including deliveries) shall be as follows:

Monday-Friday	07:00 to 18:00 hours
Saturday	07:00 to 14:00 hours
Sunday and Public Holidays	Nil

6. Deliveries of materials to the batching plant shall be restricted to within the following hours:

Monday – Friday	08.00 hrs	18.00 hrs
Saturday	09.00 hrs	14.00 hrs
Sunday and Bank/Public Holidays	No deliveries	

7. Prior to its installation details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

8. No concrete panel or steel cutting operations or associated activities shall take place outside any of the buildings.

9. The development hereby approved shall be carried out in accordance with the details within the submitted Dust Management Plan insofar as they relate to the access roads and yard areas, the wheel wash on the access road used by the batching plant and the provision of an operational water bowser.

10. All vehicles leaving the site, using the access road adjacent to the eastern boundary of the site, shall use the wheel wash prior to departing the site onto Newcastle Road.

11. Within 6 months of the date of this permission, Electric Vehicle Infrastructure to the following specification shall be provided:

5% of the parking shall be fitted with electric vehicle charging points suitable for a minimum Mode 2 charging, with cabling provided for a further 5% (to enable the easy installation of further units.)

The infrastructure shall be maintained and operational.

12. Within 2 months of the date of this permission, details of secure, covered cycle parking for 3 cycles shall be submitted to and approved in writing by the LPA. The approved cycle parking shall be provided within 3 months of the date of approval of the details, the cycle parking shall be provided and retained thereafter unless any variation is agreed in writing by the LPA.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.