

APPLICATION NO: 21/4191C

LOCATION: Phase 4a Midpoint 18, HOLMES CHAPEL ROAD,
MIDDLEWICH

PROPOSAL: Full planning application proposing the erection of a single sided employment building (Use Class B8, B2 and Ancillary E(g)) with associated landscaping, drainage and infrastructure.

CONSULTATIONS

Lead Local Flood Authority (LLFA): They write:

“We have no objections in principle to the current proposals providing the following conditions are attached to any subsequent decision notice. LLFA approval is subject to all surface water flows being safely managed and contained onsite and the development being sited wholly within flood zone 1. New building thresholds should be set as high as is practically possible in line with Environment Agency recommendations outlined in their response dated 02/09/21.”

The two conditions relate to approving the Flood Risk assessments recommendations, and approving a detailed surface water drainage strategy / design, associated management / boundary treatment/maintenance plan and managing any overland flow routes for the site.

KEY ISSUE

Flood Risk – The LLFA raise no issues subject to 2 conditions, however there appears to be some overlap with the Environment Agencies suggested condition (Condition 12) so the wording will need to be combined.

Ecology – A signed copy of the Great Crested Newt District Level Licensing Impact Assessment & Conservation Payment Certificate has now been submitted, addressing the outstanding Ecological issue.

Parking Provision – The applicant has highlighted a slight discrepancy in the report. They confirm, there are actually 328 spaces in total (comprising 241 car parking spaces and 87 HGV spaces - the report references 58 HGV spaces). Highways have been asked to confirm if they concur or have any comments, although it raises no significant issues.

CONCLUSION:

There are no changes to the recommendation, but an additional condition (No. 23) is required with regards to approving the Flood Risk Assessment, and the Environment Agencies condition wording will need to be amended to pick up the wording of the LLFA's second recommended condition.

APPLICATION NO: 21/4194C

LOCATION: Phase 4a Midpoint 18, HOLMES CHAPEL ROAD,
MIDDLEWICH

PROPOSAL: Full planning application proposing the erection of a cross docked employment building (Use Class B8, B2 and Ancillary E(g)) with associated landscaping, drainage and infrastructure.

CONSULTATIONS:

Lead Local Flood Authority (LLFA): They write:

“We have no objections in principle to the current proposals providing the following conditions are attached to any subsequent decision notice. LLFA approval is subject to all surface water flows being safely managed and contained onsite and the development being sited wholly within flood zone 1. New building thresholds should be set as high as is practically possible in line with Environment Agency recommendations outlined in their response dated 02/09/21.”

The two conditions relate to approving the Flood Risk assessments recommendations, and approving a detailed surface water drainage strategy / design, associated management / boundary treatment/maintenance plan and managing any overland flow routes for the site.

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CONCLUSION

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