

Application No: 22/2350C

Location: LAND TO THE WEST OF VIKING WAY, CONGLETON, CW12 1TT

Proposal: Details of reserved matters (Access, Appearance, Landscaping, Layout and Scale) in respect of Phase 2 (commercial floorspace in Use Classes B2/B8/E(g)) of outline planning permission 19/5596C

Applicant: Clowes Developments (North West) Limited

Expiry Date: 08-Sep-2022

SUMMARY

This reserved matters application proposes a number of commercial units with associated infrastructure, on the western side of Viking Way, referred to as Phase 2 of the development approved in outline under reference 19/5596C.

Highways, subject to a condition requiring a 3m foot/cycleway on the road frontage, have raised no objections.

The Landscape and Design Officers have raised a number of issues, which have been discussed with the applicant and revised plans have been submitted to that effect. Members will be updated on their final comments.

The Tree Officer similarly raised a number of matters that need to be clarified and again following revised submissions, it is hoped these matters have now been addressed.

Finally additional information has been received to address comments from the Council's Ecologist, and Members will be updated accordingly.

The Council's Flood Risk team have raised a number of issues, which the applicant is seeking to address, however these matters could be conditioned if necessary.

Finally issues of amenity, and contaminated land can be addressed through conditions.

Whilst at the time of writing this report there a number of issues to resolve, from discussions it is hoped all significant issues can be resolved by Committee.

RECOMMENDATION

Approve with conditions

SITE DESCRIPTION

This application relates to a site, to the west of Viking Way, bounded by the River Dane to the west and part northern boundary, with agricultural land to the remaining northern boundary, subject to an application for residential use under reference 22/1930C. To the south is the Airbags factory.

The site gently slopes east to west, although there is a step in the land marked by a mature hedgerow line towards the western boundary. The area adjoining the River Dane is heavily wooded, and the river itself sits a lower level.

There are no public footpaths crossing the site and no listed buildings or conservation areas affecting this site. The western edge of the site, adjoining the River Dane falls in flood Zones 2 & 3, however the majority of the site where the built development is proposed, falls within Flood Zone 1 (least risk of flooding).

PROPOSAL

This Reserved Matters application relates to the first commercial phase of the Viking Way development approved in outline under reference 19/5596C. The application seeks details of reserved matters (Access, Appearance, Landscaping, Layout and Scale) in respect of Phase 2 (commercial floorspace in Use Classes B2/B8/E(g)) of outline planning permission 19/5596C.

The development consists of the following elements:

- Severn stand-alone commercial buildings totalling 8,860 sq m (93,400 sq feet) in use classes B2/B8 & E(g). essentially industrial, storage/warehousing, offices and R & D.
- Car parking and servicing areas
- Footpath/cycle link from Viking Way to the River Dane
- Landscaping and ecological areas mainly alongside the River Dane

Revised/additional information has recently been submitted to address comments received.

RELEVANT PLANNING HISTORY

Congleton Link Road:

15/4480C - The proposed Congleton Link Road - a 5.7 km single carriageway link road between the A534 Sandbach Road and the A536 Macclesfield Road. APPROVED July 2016

Relating specifically to the larger site:

19/5596C Outline planning application with all matters reserved except for the principal means of access for the erection of a residential development (Use Class C3), employment and commercial floorspace (Use Classes B1/B2/B8/C1/D2) and a local centre (Use Classes A1/A2/A3/A4/A5/D1) with associated landscaping, drainage and other infrastructure. LAND OFF, VIKING WAY, CONGLETON APPROVED 2 Feb 2022

The following application has recently been approved on the site to the north and east of Viking Way:

22/0670C Reserved matters application proposing details for the appearance, scale, layout and landscaping for a residential development at Viking Way, Congleton. An Environmental Impact

Assessment was submitted to the Local Planning Authority as part of the outline. Land East of VIKING WAY, CONGLETON

In addition are the following applications submitted to-date (excluding discharge of condition applications) for other parts of the site included within the outline area:

22/2338C Full planning application proposing enabling works at Viking Way comprising the erection of site hoardings, removal of existing trees, site clearance, cut and fill excavation, and watercourse realignment. Land to the East and West of VIKING WAY, CONGLETON

22/3338C Full planning application proposing the erection of an employment building (Use Class B2, B8 and ancillary E(g)) with associated infrastructure, including landscaping, drainage, and car, HGV and cycle parking, and access from Viking Way. Land to the East of, VIKING WAY, CONGLETON

To the north of the site on the western side of Viking Way is a current proposal for residential development:

22/1930C The demolition of certain existing buildings and the erection of residential dwellings (Use Class C3) with access, car parking, landscaping, public open space and associated infrastructure. MOUNT PLEASANT FARM, GIANTSWOOD LANE, HULME WALFIELD

Finally, an application for the retail element (local centre) of the site is anticipated shortly.

POLICIES

Cheshire East Local Plan Strategy – 2010-2030

PG1 – Development Strategy
PG6 – Open Countryside
SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
EG 1 - Economic Prosperity
EG 3 - Existing and Allocated Employment Sites
IN1 – Infrastructure
IN2 – Developer Contributions
SC1 – Leisure and recreation
SC2 – Indoor and outdoor recreation
SE 1 - Design
SE 2 - Efficient Use of Land
SE3 – Biodiversity and Geodiversity
SE 4 - The Landscape
SE 5 - Trees, Hedgerows and Woodland
SE 6 - Green Infrastructure
SE 13 - Flood Risk and Water Management
CO1 – Sustainable Travel and Transportation

Site LPS 27: Congleton Business Park Extension

Saved policies in the Congleton Local Plan

PS8	Open Countryside
PS10	Jodrell Bank Radio Telescope Consultation Zone
GR6&7	Amenity & Health
GR9	Accessibility, servicing and parking provision
GR10	Managing Travel Needs
GR14	Cycling measures
GR15	Pedestrian measures
GR18	Traffic Generation
GR20	Public Utilities
GR22	Open Space Provision
GR23	Provision of Services and Facilities
NR4	Nature Conservation (Non Statutory Sites)
NR5	Maximising opportunities to enhance nature conservation

Neighbourhood Plans:

The Hulme Walfield and Somerford Booths Neighbourhood Plan referendum was held on the 15 February 2018. The plan was made on the 19 March 2018. Relevant policies include:

ENV1 Wildlife Corridor and Areas of Habitat Distinctiveness
ENV2 Trees and Hedgerows
ENV3 Multi Use Routes

ECON1 – Rural Economy
INF1 – Infrastructure

Emerging Cheshire East Site Allocations and Development Policies Document (“SADPD”)

The Site Allocations and Development Policies Document (SADPD) is at an advanced stage of preparation. The Council received the Inspector’s Report on 17 October 2022, completing the examination stage of the Plan. The Report concludes that the SADPD provides an appropriate basis for the planning of the Borough, provided that a number of Main Modifications are made to it. The Council can now proceed and adopt the Plan, which is expected to be decided at the Full Council meeting on 14 December. Having regard to paragraph 48 of the National Planning Policy Framework, relevant policies, as amended by the Main Modifications, may be given substantial weight in determining planning applications.

GEN1 - Design principles, ENV1 -Ecological network, ENV2 - Ecological implementation, ENV3 - Landscape character, ENV5 - Landscaping, ENV6 - Trees, hedgerows and woodland implementation, ENV7 - Climate Change, ENV12 - Air quality, ENV14 - Light pollution, ENV15 - New development and existing uses, ENV16 - Surface water management and flood risk, ENV17 - Protecting water resources, INF1 - Cycleways, bridleways and footpaths, INF3 - Highways safety and access, INF6 - Protection of existing and proposed infrastructure and INF9 – Utilities.

Other Material Considerations

The National Planning Policy Framework

CONSULTATIONS (External to Planning)

Environment Agency – Have no objections to this application, based on the understanding that Condition 12 (relating to the proposed outfall location on the bank of the River Dane), on outline approval 19/5596C, is still to be discharged. They also draw the applicant's attention to the requirement for a permit if development takes place within set parameters of a river or its floodplain.

Natural England - Has no comments to make on this reserved matters application.

CEC Head of Strategic Infrastructure: In summary, the design and highway impact of this application is acceptable and subject to the inclusion of a pedestrian/cycle facility on the site frontage there are no objections raised.

CEC Environmental Health: No objections, subject to comments incorporated below and note that most matters were covered by comments on the outline application.

CEC Flood Risk Manager: Have requested a number of points be addressed.

VIEWS OF THE TOWN/PARISH COUNCILS

Hulme Walfield and Somerford Booths Parish Council:

The Parish Council requests that the site working hours are revised to be 8am to 6pm on weekdays and 9am – 2pm on Saturdays and that this should include the start time for deliveries or the arrival of other contractors on site. This request is made in order to protect residents living close to the construction site.

Congleton Town Council:

No Objection – support the comments made by Hulme Walfield and Somerford Booths P.C. Concerns raised regarding the continuation of the greenway over the River Dane.

OTHER REPRESENTATIONS

None received

OFFICER APPRAISAL

Principal of Development

The site forms one element of the following policy allocation:

Site LPS 27 - Congleton Business Park Extension

“The extension site at Congleton Business Park over the Local Plan Strategy period will be achieved through:

1. The delivery of, or a contribution towards, the Congleton Link Road;
2. The delivery of around 625 new homes (at approximately 30 dwellings per hectare)

3. The delivery of around 10 hectares of land for employment and commercial uses adjacent to Congleton Business Park
 4. The delivery of around 3 hectares of land for employment and commercial uses adjacent to the Congleton Link Road junction
 5. The provision of appropriate retail space to meet local needs;
 6. The provision of children's play facilities;
 7. Pedestrian and cycle links set in green infrastructure to new and existing employment, residential areas, shops, schools, health facilities the town centre;
 8. Contributions to health and education infrastructure; and
 9. The provision of land required in connection with the Congleton Link Road
- *(Reference is made to Figure 15.32 within the CELPS in many of the above criteria)

The site already has the benefit of outline planning approval (which also included commercial and retail elements) and, in principle, is considered to be in accordance with the Local Plan allocation. Some of the requirements, for example the contribution to the Congleton Link road, are set out in the Section 106 agreement.

Highway Implications

This phase 2 application is in fact an application with detailed access to the site to be approved along with the internal layout of the site.

The access is a priority access junction 7.3m wide with 10m radii, this is consistent with an industrial standard access design. Visibility at the access has been provided in accordance with the 40mph speed limit, 2.4m x 120m in both directions.

The internal road layout does not raise any design concerns and all access points have been tracked with articulated vehicles to ensure that turning is possible.

The site has 206 car parking spaces overall, with 173 of these being standard spaces and 19 disabled spaces. 14 car parking spaces are EV spaces. Each of the buildings will have a minimum of 4 cycle spaces provided. Overall, the level of parking provided accords with CEC parking standards.

Details have been submitted in regard to the traffic impact of the current application (Industrial Floorspace) compared to that submitted in the outline application. There is little difference in traffic generation resulting from this application compared to the impact submitted in the outline submission and no capacity issues are forecast.

Condition 28 was attached to the outline application for a 2m footway to be provided on the west side of Viking Way and this has been included in this application. However, it is now intended that a 3m shared pedestrian/cycle facility is provided on the western side of Viking Way and as such a revised condition be attached that increases the width of the path to 3m.

In summary, the design and highway impact of this application is acceptable and subject to the inclusion of a pedestrian/cycle facility on the site frontage there are no objections raised.

Recommended Conditions:

- Prior to occupation a 3m shared footway/cycleway on the site frontage to be provided and fully constructed.
- Prior to occupation a Travel Plan to be submitted for Phase 2 and approved by the LPA.
- Prior to commencement a CMP to be submitted and approved by the LPA.

Landscape

Commenting on the original submission, the Landscape Officer comments that the application cannot be supported in its current state because there is insufficient information to adequately assess the landscape and visual impacts of the proposed development. As such, it does not currently comply with the following policies:

- CELPS Policy SE 4 – The Landscape
- CELPS Policy SE 5 – Trees, Hedgerows and Woodland.

To assess the application adequately, the following information is therefore required:

- Updated Landscape Scheme
- Updated Habitat Creation and Management Plan.

Given that this is a reserved matters application for a major development, an up-to-date landscape scheme should be submitted as part of this application to adequately determine the full landscape and visual effects of the proposed scheme.

This should accord with the information provided within the submitted planning application for the Phase 1 enabling works (Ref: 22/2338C) and the approved outline planning application (Ref: 19/5596C), of which there are currently conflicts or missing information. In particular, the scheme does not appear to include the following information:

- Up-to-date earthworks/earth mounding – there appear to be conflicts between this application and the proposed earthworks proposals for the Phase 1 enabling works.
- Additional non-intervention ecology area (LCA5 – Ecological Enhancement Area) – as per comments from CEC Nature Conservation, the landscape details for this appear should be included within this application to ensure that biodiversity net gains identified within the outline application can be secured.
- Up-to-date arboricultural information – the proposed landscape scheme should accord with the latest AIA information, which has not been provided within these reserved matters application. There appear to be conflicts between retained vegetation shown on the Tree Retention & Removal Plan for the Phase 1 enabling works application and the landscape masterplan/planting plans submitted as part of this reserved matters application.

The landscape scheme presented in the 'Phase 2' Habitat creation and Management Plan should also be updated. This document should also account for the revised arboricultural information and scheme layout for the Phase 1 enabling works (Ref: 22/2338C), including any changes to the management tasks/objectives. Additional recommendations for this document are listed below.

Further consideration should also be given to the mechanism for securing the mitigation measures resulting from the Phase 1 enabling works (Ref: 22/2338C) in the eventuality that the site is not taken forward to construction.

Further recommendations

In addition to the above, a series of recommended comments/actions should also be considered prior to the submission of the final planning application, in relation to:

- Landscape Masterplan
- Planting Plan
- Boundary Treatment Plan
- Habitat Creation and Management Plan

These matters have been discussed with the applicant, and revised/additional plans have now been received, which it is anticipated will address the main concerns of the Landscape Officer. Members will be updated accordingly.

Design

The Council's Design officer, commenting on the original submission, has raised the following concerns:

- Relationship between this application and the enabling works application, especially with regards to the SuDS drainage design and the "edges" to the site to the north and west in particular.
- Building heights need to be confirmed with accurate cross sections
- Layout issues with regards to important frontages, where there seems to be a lost opportunity to produce a more distinct development.
- The opportunity for more sustainability principles e.g. green walls does not appear to have been looked at
- The need for more landscaping, and integrating the drainage features, for a more naturalistic approach to suit the site characteristics.
- More tree planting is needed within the parking/access areas.
- There is an opportunity to develop a small social space adjacent to the greenway.
- The corner of the goods yard to unit D should be Chamfered to prevent impact on existing hedgerow.
- More work is needed on the quality of the public realm/ hard landscape materials for the primary pedestrian points in the scheme.
- The boundary fencing needs to be as discrete/high quality as possible.

As set out in the Landscape Section above, following discussions, revised plans have now been received which are considered to largely address the concerns, but Members will be updated on the Design Officers revised comments.

Trees

This reserved matters application has not been supported by any arboricultural information. The site benefits from established mature tree cover, in particular to the northern and western boundary with one veteran tree T74 to the west of the development area. The wider site was formally appraised in terms of trees under approved Outline application 19/5596C. Condition 18 of the decision notice references an Arboricultural Impact Assessment and that prior to commencement of development that details should be submitted in accordance with this to include.

- a. A scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site including trees which are the subject of a Tree Preservation Order currently in force or are shown to be retained on the approved layout, which shall be in place prior to the commencement of work.*
- b. Implementation, supervision and monitoring of the approved Protection Scheme. The approved protection scheme shall be retained intact for the full duration of the development hereby permitted and shall not be removed without the prior written permission of the local planning authority.*
- c. Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.*
- d. Timing and phasing of Arboricultural works in relation to the approved development.*

The application suggests losses of trees and hedgerows not previously indicated on plans submitted at outline. An application for enabling works which impacts the same area, and which is under consideration with reserved matters application 22/2338C is also being considered by the Council and is supported by Arboricultural information but it has been noted that a tree protection scheme is not included with it and that a number of tree conflicts/issues have been raised and remain unresolved.

Given the apparent uncertainty arising from the impact of the proposal in respect of additional hedge loss and required mitigation, the feasibility of tree retention, concerns raised regards levels and associated impacts to a veteran tree insufficient information has currently been submitted to provide any detailed comments.

The applicant has however submitted revised information seeking to address these comments and Members will be updated accordingly.

Ecology

A number of conditions were attached to the outline consent (19/5596C) at this site.

Condition 3 - The 1st reserved matters application submitted pursuant to this outline consent shall be supported by Phasing Plan showing the phasing of the entire development. The Phasing Plan shall secure the delivery of habitat creation/ecological mitigation throughout the River Dane corridor which shall be provided in accordance with a timetable, first agreed in writing by the Local Planning Authority. The use of the term 'phase' in these conditions refers to the phases of development shown on the approved phasing plan. Thereafter, development shall be carried out in accordance with the approved phasing plan.

The red line plan submitted in support of this application refers to this development as Phase 2. The red line of this application includes the River Dane corridor referred to in condition 3, and so goes beyond the extent of the proposed commercial development.

A number of applications are currently under consideration by the Council. Application 22/0670C (Bloor Homes), did not include any proposals for the delivery of the River Dane Corridor Works as required by condition 3, but instead stated that these would be delivered at the same time as the retail and commercial phases. Whilst details of the River Dane Corridor are provided with the enabling works

application, 22/2338C, that application is not a reserved matters application, and so is not bound by condition 3 of the outline.

It is therefore not clear which application would be the 1st reserved matters application in respect of condition 3. Importantly, it is uncertain as to which application is required to provide the required phasing plan and importantly to deliver the habitat creation works in the River Dane corridor. A Phasing Plan has been received.

Confirmation is therefore required as to which of the current applications is the '1st reserved matters application' for the purposes of condition 3. A detailed phasing plan will therefore be required in support of the relevant planning application.

The outline scheme is dependent upon habitat enhancements being delivered within the additional blue line land to achieve biodiversity net gain. No details have been provided for this additional area. It is advised that detailed landscape proposals, reflecting the BNG calculations, must be provided for this area. These must be submitted with whichever application delivers the River Dane corridor works.

Condition 7 and 13 - Reserved matters to be supported by habitat creation method statement and 30 year management plan and ecological monitoring.

Proposals have been submitted as required by this condition. The proposals include landscape details for the River Dane corridor as discussed under condition 3, as this land falls with the red line of the current application. The submitted strategy (paragraph) 4.4 advises that works in the River Dane Corridor would not be delivered under this application but would rather be associated with Phase 3. It is therefore not clear what habitat proposals will be delivered under this reserved matters application.

It is recommended that the submissions be revised to clearly show what landscape treatment and 30 year management will be delivered under this specific reserved matters application. As with regard to condition 3 discussed above, it is currently not clear what landscape/habitat creation works will be delivered and maintained under each planning application at this site.

Condition 8 - Any Reserved Matters Application involving the installation of the surface water outfall into the River Dane shall be supported by an updated Otter and Water Vole Survey. The survey shall be carried out by a suitably qualified person. Development shall be carried out in accordance with the approved detail.

A water vole and otter survey as required by this condition has been submitted. No details however appear to have been submitted in respect of the location of any required surface water outfalls. Confirmation of this point is required.

Condition 9 - Updated badger survey

An updated badger survey as required by this condition has been submitted. No badger setts were recorded, but badgers are active on site. It is advised that the proposed development would result in a localised adverse impact on badgers as a result of the loss of suitable foraging habitat. This is as anticipated at the time the outline consent was determined.

Condition 10 - A scheme for the creation of compensatory hedgerow planting to mitigate for the loss of any hedgerows lost

As discussed above, it is not clear what landscaping will be delivered as part of this application. Further information in respect of the loss of hedgerows and the delivery of compensatory planting is therefore required.

Condition 11- lighting

The lighting scheme as submitted is broadly acceptable as this will result in only limited light spill onto the River Dane Corridor.

There is however a Wildlife Corridor on the site boundary to the north of the existing Airbags Site identified in the Walfield and Somerford Booth Neighbourhood Plan. The level of light spill onto this feature is not clear from the submitted lighting scheme. It is advised that it must be ensured that there is no light spill of greater than 1 lux falling onto this feature. The lighting scheme must be revised to reflect this requirement.

Condition 12 - Location of proposed outfall based on the results of the detailed hydromorphological survey

This pre-commencement condition but it would be useful to understand the location of any outfalls to the River Dane.

Condition 52 - Strategy for the incorporation of features to enhance the biodiversity value of the proposed development.

Acceptable proposals as required by this condition have been submitted (Ecological Enhancement Strategy, Tyler Grange 25th May 2022).

Condition 53 - landscape / public realm / habitat management plan

This condition, amongst other things, requires the submission of a time-table for the delivery of habitat creation works. The submitted Habitat Creation and Management strategy makes reference to works within the river Dane corridor being delivered in a phased manner but no firm proposals for delivery are provided. Confirmation of the timing of delivery of works in the river corridor are required, once it is established which reserved matters application these would be associated with.

River Dane (Radnor Bridge to Congleton Local Wildlife Site (LWS))

This LWS is located on the western boundary of this site. An acceptable buffer between the development and the LWS was shown on the parameters plan associated with the outline consent.

If reserved matters consent is granted, it is recommended that a condition be attached that requires the submission of a method statement for the safeguarding of the LWS, including the fencing off of a no-go area during the construction phase.

Bats

A number of trees were identified at the outline stage as offering potential to support roosting bats. None of these trees would be affected under this reserved matters application.

Conditions

If reserved matters consent is granted. Additional conditions would be required in respect of the following:

- Safeguarding nesting birds
- Submission of method statement for the safeguarding of the River Dane LWS during the construction phase.

Amenity

There are no residential properties on or immediately adjacent to the site, although as noted above the Airbags factory sits to the south. It is not however considered there are any significant amenity concerns raised by this Reserved Matters application.

Environmental Protection comment that the conditions raised by them on the outline application relating to noise and odour shall remain in place throughout this reserved matters application. A noise impact assessment for each phase of development and an odour assessment for each commercial stage of development shall be submitted and a construction environmental management plan for the whole development prior to work beginning.

Air Quality

Environmental Protection comment that the condition raised by them on the outline application relating to ultra-low NOX boilers shall remain in place through this reserved matters application.

The developer has submitted information stating that electric vehicle charging points will be installed as per the requirements of condition 31 on the outline application. Environmental Protection would request that the specifications of these units be submitted as part of any future discharge applications to ensure they are fit for purpose, along with a confirmation that cabling will be provided for the remaining 5% of charging spaces as per the condition.

Contaminated Land

Environmental Health comment that the contaminated land conditions (35-39) from the outline approval shall be carried forward to this application, if approved.

Flood Risk/Drainage

Whilst this was assessed at the time of the outline application and conditioned accordingly the Lead Local Flood Authority (LLFA) have commented as follows:

The LLFA would have no objection in principle to the proposed reserved matters application for phase 2. However, prior to approval they would suggest an outline surface water drainage layout is submitted to review the proposed SuDS structure's locations and sizing.

Secondly, during a site walkover undertaken with the developer, an unknown outfall was identified discharging into the River Dane. Prior to approval it is essential the culverts routing has been appropriately plotted to ensure the required maintenance easements have been achieved within the proposed layout. It is also worth noting, any alterations to an existing watercourse would require land drainage consent under Land Drainage Act 1991.

Finally, the developer should note we still retain two drainage conditions on the original decision notice (condition 15 and 16). These will be discharged separately.

Once we have received the above information, the LLFA will be able to consider conditioning this application further.

CONCLUSIONS

This reserved matters application proposes a number of commercial units, with associated infrastructure, on the western side of Viking Way, referred to as Phase 2 of this development approved in outline under reference 19/5596C.

Highways, subject to a condition requiring a 3m foot/cycleway on the road frontage, have raised no objections.

The Landscape and Design Officers have raised a number of issues, which have been discussed with the applicant and revised plans have been submitted to that effect. Members will be updated on their final comments.

The Tree Officer similarly raised a number of matters that need to be clarified and again following revised submissions, it is hoped these matters have now been addressed.

Finally additional information has been received to address comments from the Council's Ecologist, and Members will be updated accordingly.

The Council's Flood Risk team have raised a number of issues, which the applicant is seeking to address, however these matters could be conditioned if necessary.

Finally issues of amenity, and contaminated land can be addressed through conditions.

Whilst at the time of writing this report there a number of issues to resolve, from discussions it is hoped all significant issues can be resolved by Committee.

RECOMMENDATION

Approve subject to the following conditions;

- 1. Approved plans**
- 1. Tree retention**
- 2. Tree Protection**
- 3. Arboricultural method statement**
- 4. Levels survey – Trees**
- 5. Safeguarding nesting birds**
- 6. Submission of method statement for the safeguarding of the River Dane LWS during the construction phase**
- 7. Prior to occupation a 3m shared footway/cycleway on the site frontage to be provided and fully constructed.**
- 8. Prior to occupation a Travel Plan to be submitted for Phase 2 and approved by the LPA.**

9. **Prior to commencement a Construction & Environmental Management Plan (to include hours of working) to be submitted and approved by the LPA.**
10. **Drainage**

Informatives;

- **Water Course & Bylaw 10**
- **EP Standard informs**

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 Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

