

APPLICATION NO: 19/5582M

**LOCATION: LAND SOUTH OF CHELFORD ROAD,
MACCLESFIELD**

**PROPOSAL: Application for approval of reserved matters
following outline approval 17/4034M for the erection
of up to 232 dwellings**

PROCEDURAL MATTER

At the top of page 15 of the Agenda Reports Pack, Redrow Homes is listed as the applicant. Please note that the applicant for this item (Agenda Item 5) is both Redrow Homes Northwest and Jones Homes Northwest.

OFFICER COMMENT

Ecology

A further consultation response has been received from the Council's Nature Conservation Officer. Except for comment on the removal of an additional tree (76T), the comments do not differ to those already reported in the main report. The Nature Conservation Officer has recommended that this tree now identified for removal, is retained, or if it is to be removed, then it should be subject to a bat survey. However, Cheshire East Highways has requested the landowner remove it due to highway safety issues, as it is suffering from Ash die back. As such, it is not being removed to facilitate the development and accordingly, it is recommended that a condition is imposed securing its retention, unless it is subsequently deemed necessary to remove it on safety grounds.

Pedestrian Crossing

Members may recall some discussion regarding the proposed pedestrian crossing on Gawsworth Road, which was secured at outline stage. This was a zebra crossing to be delivered under the highways s278 agreement and was to be located next to the bus stop, just south of the junction where Gawsworth Road meets with Pexhill Road. However, as part of the s278 process, the position is likely to change in preference for a position north of the Gawsworth Road / Pexhill Road junction. This will have to go through a further approval process and is not to be considered under this reserved matters application.

RECOMMENDATION

APPROVE the application subject to the conditions on pages 41-42 of the Agenda Reports Pack as amended by this update to include the following additional conditions:

- 25. Tree 76T to be retained as part of the development approved, unless subsequently deemed unsafe requiring removal**
- 26. Footway connection Pexhill Road to be made a shared pedestrian / cycleway including a timetable for its delivery**