

APPLICATION NO: 22/2476N

LOCATION: Land Off Minshull New Road And, FLOWERS LANE,
LEIGHTON

PROPOSAL: Reserved Matters application for approval of appearance, landscaping, layout and scale following Outline approval 19/2178N for erection of 304 dwellings on Parcels A and B

REPRESENTATIONS

Following publication of the officers report the applicant has submitted a table setting out which trees listed in the report, will be retained/protected and in instances where this has not been possible setting out a justification.

The applicant has also pointed out (correctly) that the report for 22/2476N twice refers to a NEAP (final paragraph of Proposal section and penultimate paragraph of Public Open Space section) whereas this should be a LEAP. The NEAP is located in the open space to the north of Parcel H.

LLFA: There is currently one point outstanding relating to this application:

- “The LLFA has not been provided with evidence of an agreement to discharge into the CEC Highways downstream network, or an agreed discharge rate. The LLFA is therefore currently unable to approve the drainage proposals until we receive confirmation of a discharge agreement (including agreed discharge rate) to ensure the surface water from this development site will be safely drained away”.

KEY ISSUES

Flood Risk/Drainage

Discharge to CEC Highway network: Agreement with CEC Highways has not yet been achieved, however the applicant’s drainage consultant has modelled the flows based on a worst case likely rate which should be achievable, satisfying the LLFA’s requirements. It is therefore considered that the most appropriate way of addressing this matter is via a Grampian style condition requiring these discharge rates to be agreed prior to the commencement of development.

Trees

The applicant has included the following comments in relation to tree impacts as set out in the report:

Parcel A T99 “Due to the design conversations, we have maintained the footpath/cycleway as it follows the existing PRoW and offers the best and most logical route through the site. This is to the satisfaction of the PRoW Officer but upgrading in line with the Design Guide will impact the ability to retain this tree.

The tree will be compensated through mitigation planting with approximately 200 new trees being planted as part of this scheme. Should Members want this tree retained, we could suggest a condition that amends the position of the footpath/cycleway outside of the RPA.”

Parcel B T138 “This is being retained. Improvements have been made by changing some of the hard surfacing to mowed paths. Furthermore, there is a condition concerning the play area which provides the Council with further control.”

The Council’s Tree Officer has commented that the loss of moderate quality tree T99 is regrettable but given the extent of hard standing located to south and east as well as the footpath, the trees removal is conceded, and the mitigation accepted. Other improvements are welcomed.

CONCLUSION:

With regards to trees this matter can be picked up in the approved plans condition (which now show the retained trees), and a condition requiring an updated Arboricultural Method Statement to pick up the amendments to tree retention/protection.

As noted above it is recommended an additional condition is applied to any approval granted with regards to drainage, as such 2 additional conditions are recommended.

1. Submission and approval of an updated Arboricultural method statement.
2. No development to take place until the discharge rates into the highway network have been agreed.