

**APPLICATION NO:** 22/2500N

**LOCATION:** Land Off Minshull New Road And, FLOWERS LANE,  
LEIGHTON BLOOR & VISTRY

**PROPOSAL:** Reserved matters application for appearance, landscaping, layout and scale with respect to 200 dwellings on Parcel H. An Environmental Statement was submitted at the time of the outline application.

## **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.

**LLFA:** There are currently two points outstanding:

- “For Parcel H, the discharge has been modelled with a Hydro-Brake flow control device, but the proposals are to provide a surface water pumping station. The model should be amended to reflect this as the discharge regime will be different. The applicant’s response to this point is noted, but the LLFA requires the model to accurately reflect what has been designed. Until this has been provided, the LLFA are currently unable to approve the drainage proposals.
- 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** Dealing with each of the two outstanding matters in turn.

Surface water pumping station: The applicant’s consultant comments that there is no need to incorporate the surface water pumping station into the drainage model nor do they believe there is any mechanism to do so. They reiterate that, the maximum pump rate will simply be specified so as not to exceed the agreed discharge rate. They believe this matter can be conditioned, and it is considered that this is a sensible way of addressing this matter.

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 H      T37    This is being retained  
                  G1    This is being retained. Improvements have been made and further improvements will be made to remove the LAP from the RPA. This is controlled by a condition requiring further details of the play area.

                  G4    This is being retained

The Council's Tree Officer has welcomed the retention of the trees in question but is looking for the Arboricultural Method Statement to be updated to detail how the additional trees will be protected during the development.

### **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 2 conditions are applied to any approval granted with regards to drainage, as such 3 additional conditions are recommended.

1.      Submission and approval of an updated Arboricultural method statement.
2.      Set the required pump rate for the surface water pumping station.
3.      No development to take place until the discharge rates into the highway network have been agreed.