

APPLICATION NO: 22/3228N

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

PROPOSAL: Reserved matters application for appearance, landscaping, layout and scale with respect to green infrastructure and open space across the outline application area - approved outline application 19/2178N.

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 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:

Common Infrastructure T27 Will be sought for retention.

The Council's Tree Officer has welcomed the retention of the tree 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 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.

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