

SOUTHERN PLANNING COMMITTEE – 2ND APRIL 2025

UPDATE TO AGENDA

APPLICATION NO.

24/2497C

LOCATION

John Morley Importers Limited Morley Drive, Congleton, Cheshire East, CW12 3LF

UPDATE PREPARED

Network Rail

Network Rail have advised that they have no objection in principle to the proposal however have placed a holding objection as there is rail maintenance access point for rail plant right opposite the residential development site.

Network Rail wanted to assess whether this is likely to cause problems regarding noise from rail maintenance activities as rail maintenance can occur 24/7/365, at weekends, nighttime, evenings, bank holidays.

However, despite further information being provided from the applicant no further response from Network Rail has been received.

The applicant has provided information advising that their acoustician has surveyed the site and location considerably and they have acoustic mitigation built into the design, not only of the building fabric but also the boundary treatment and are therefore comfortable that the service yard will not pose a detrimental impact on the enjoyment and lifestyle of our residents.

On this basis it appears that noise from any servicing works would unlikely cause significant harm to living conditions of future occupiers.

Recommendation

No change to initial recommendation as set out in the main report but with the addition of the below conditions and change to the wording of some conditions per the main report:

- Prior to commencement of development a Biodiversity Gain Plan shall be submitted and approved by the planning authority.
- Prior to development above foundation stage full details of the design and specification of the proposed play area shall be submitted and approved by the planning authority.

- Condition 8 to be revised – Drainage design must proceed in accordance with drainage strategy '10626-HBL-XX-XX-DR-C-0104' Rev. P8. Dated 5.3.2024.