

SOUTHERN PLANNING COMMITTEE – 3rd December 2025

UPDATE TO AGENDA

APPLICATION NO.

25/1757/FUL

LOCATION

Land To The Rear Of And Including, 481 Crewe Road, Winterley, Cheshire East

UPDATE PREPARED

Ecology

Bats

The committee report (para 10.114) notes that the Councils Ecologist requires a plan to indicate where the proposed four bat boxes will be installed to ensure that compensation is appropriate to meet test (iii) of Regulation 55 of the Conservation of Habitats and Species Regulations 2019.

This has since been provided and the Councils Ecologist advises that test (iii) will be met, provided a condition is imposed to the decision notice.

Great Crested Newts (GCN)

The applicant's ecological consultant has indicated an intention to enter the proposed scheme into Natural England's district level licencing (DLL) scheme, and the DLL Enquiry Form has been submitted at this stage. The Councils Ecologist advises that entering the DLL scheme would be sufficient to maintain the favourable conservation status of the species, and as such, test (iii) would be met, however she requires a countersigned copy as confirmation.

A countersigned Great Crested Newt District Level Licencing Impact Assessment & Conservation Payment Certificate has been submitted, which confirms the development has been accepted onto the scheme in principle. The Councils Ecologist therefore advises that entry into the district level licencing scheme would be sufficient to maintain the favourable conservation status of the species, and as such, test (iii) would be met provided a condition is imposed as part of any decision.

Officer comment

The comments from the Councils Ecologist are noted and the suggested conditions will be included in any approval notice. For clarity the District Level Licencing condition was already included in the original conditions list and the

requirements ecological mitigation condition was included twice, so this will be replaced with the bat mitigation condition now required, thus the number of actual conditions in the main report remains the same albeit the wording has changed slightly.

Therefore, subject to conditions and Section 106 Agreement, the proposal complies with Policy SE3.

Loss of the existing dwelling

The proposal would involve the loss of the existing dwelling No.481 Crewe Road to accommodate the proposal. Loss of the existing building is unfortunate, however it is not a Listed Building, Locally Listed or within a Conservation Area, as such it has no protected status and could be demolished under a prior approval application, which can only look at demolition methods and site clearance.

The proposed site plan also shows that the building line off Crewe Road is not uniform but with staggered building lines. Some planting is also proposed at the site entrance, as such it is considered that the existing dwelling could be removed without significant visual impact to the locality.

Recommendation

No change to initial recommendation or Heads of Terms as per the main committee report but with the additional conditions as noted above. Full list below for clarity.

- 1) 3 year time limit**
- 2) Approved plans**
- 3) Materials**
- 4) Biodiversity Net Gain plan**
- 5) 30-year habitat creation and habitat management and monitoring plan**
- 6) Breeding Birds**
- 7) Bat Sensitive Lighting**
- 8) Great Crested Newt District Level Licencing**
- 9) Development to proceed in accordance with the submitted bat mitigation and compensation**
- 10) Updated badger survey**
- 11) Ecological enhancements**
- 12) Submission of updated Arb Impact Assessment and Method Statement**
- 13) Levels of site and trees**
- 14) Compliance with the Drainage Strategy**
- 15) Sustainable Surface Water Drainage Scheme & Foul Water Drainage Scheme**
- 16) Landscaping scheme**
- 17) Landscaping implementation**
- 18) Landscaping management**
- 19) Boundary treatment**

- 20)Details of street materiality**
- 21)Details of design, infrastructure and layout of the LEAP**
- 22)Management and maintenance plan of the LEAP**
- 23)Proposed finished levels including spot levels of the LEAP**
- 24)Contaminated land – risk assessment**
- 25)Contaminated land – verification report**
- 26)Contaminated land – no exportation of soils**
- 27)Contaminated land – unexpected contamination**
- 28)At least 30% of dwellings in housing developments should comply with requirement M4 (2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings**
- 29)At least 6% of dwellings in housing developments should comply with requirement M4 (3)(2)(a) Category 3 of the Building Regulations regarding wheelchair adaptable dwellings.**
- 30)Implementation of the proposed pedestrian infrastructure improvements**
- 31)Provision of the Toucan Crossing**
- 32)Cycle storage for apartments/maisonettes**
- 33)Construction management plan**
- 34)Compliance with the submitted noise assessment**
- 35)10% energy from renewable or low carbon energy generation**
- 36)Obscure glazing to bathroom window of plot 1**