

# Strategic Planning Board

## Update

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**Date:** Wednesday, 28th February, 2018  
**Time:** 10.30 am  
**Venue:** Council Chamber, Municipal Buildings, Earle Street, Crewe  
CW1 2BJ

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The information on the following pages was received following publication of the Board agenda.

**Planning Update** (Pages 3 - 4)

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Please contact Sarah Baxter on 01270 686462  
E-Mail: [sarah.baxter@cheshireeast.gov.uk](mailto:sarah.baxter@cheshireeast.gov.uk) with any apologies, requests for further  
information or to arrange to speak at the meeting

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**STRATEGIC PLANNING BOARD – 28<sup>TH</sup> FEBRUARY 2018**

**UPDATE TO AGENDA**

**APPLICATION NO:** 17/5116C

**LOCATION:** Plot 1a, Ma6nitude 160, Midpoint 18, Middlewich.

**Ecology Contribution**

Previously a figure for the contribution for loss of biodiversity was not available. It is now confirmed that this will be £11,010.67.

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In this case, the contribution to loss of biodiversity is necessary, directly related to the development and fairly and reasonably related in scale and kind to the development.

**RECOMMENDATION**

**Approve subject to the completion of a Section 106 Agreement for a contribution of £11,010.67 for loss of biodiversity and the following conditions:**

- 1. Standard time limit (3 years)**
- 2. Accordance with plans**
- 3. Accordance with submitted materials**
- 4. Parking provided prior to first use**
- 5. Accesses constructed in accordance with submitted details prior to first use**
- 6. A scheme for improvements to Footpath F19 to be submitted for approval and implemented**
- 7. Prior to commencement a detailed GCN Mitigation Strategy to be submitted for approval and implemented**
- 8. Survey for nesting birds**
- 9. A further otter and kingfisher survey to be undertaken and submitted to the LPA prior to any works being undertaken within 20m of the brook.**

10. Submission of an updated Badger survey including the planting of fruit trees prior to commencement of development
11. Submission of a lighting scheme in relation to impact on bats
12. Details of enhancements and a 10 year management plan of habitats on site, including the area of the site edged blue
13. Submission of a Framework Travel Plan
14. Provision of electric vehicle infrastructure
15. Provision of low emission boilers
16. Submission of a scheme to minimise dust emissions  
If during the course of development, contamination not previously identified is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made and appropriate remediation implemented in accordance with a scheme also agreed in writing by the Local Planning Authority. Prior to first occupation/use of the development, confirmation should be provided to the LPA that no such contamination was found, and if so what remedial measures were agreed and implemented.
17. Details of foundations
18. Compliance with the flood risk assessment
19. Implementation of landscaping scheme
20. Piling and method statement
21. Floor floating method statement

*In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in her absence the Vice Chair) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.*

*Should this application be the subject of an appeal, authority be delegated to the Head of Planning (Regulation) in consultation with the Chairman of the to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.*