

Strategic Planning Board

Updates

Date: Wednesday 24th July 2019
Time: 10.00 am
Venue: The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

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

5. **19/1797M - 15 Hampson Crescent, Handforth, SK9 3HF: Demolition of 15 Hampson Crescent, diversion and culverting of Dobbin Brook and formation of both vehicular and pedestrian access from Meriton Road/ Hampson Crescent including associated infrastructure and landscaping works, and creation of temporary construction haul road and compound from Sagars Road for Mr Alex Wigfield, Anwyl Homes (Pages 3 - 4)**

7. **Site Allocations and Development Policies Document - Publication Draft Plan (Pages 5 - 6)**

Two further maps showing the proposed infill boundaries for the rural villages of Church Minshull and Hankelow in line with proposed policy PG10 (Infill villages) for the draft Plan.

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APPLICATION NO: 19/1797M

LOCATION: 15 Hampson Crescent, Handforth

PROPOSAL: Demolition of 15 Hampson Crescent, diversion and culverting of brook and formation of vehicular and pedestrian access from Meriton Road / Hampson Crescent including associated infrastructure \ and landscaping works and creation of temporary construction haul road and compound.

CONSULTATIONS

Environment Agency – No objections

Lead Local Flood Authority (LLFA) – No objections

KEY ISSUES

Flood Risk

Policy SE13 of the CELPS states that developments must integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity within the borough and provide opportunities to enhance biodiversity, health and recreation.

The LLFA are satisfied with the drainage details and plans that have been submitted, and as such the proposals are not considered to raise any flood risk issues. Similarly the Environment Agency has confirmed that their previous concerns relating to the biodiversity of the Brook have now been addressed. The proposal is therefore considered to comply with policy SE13.

Response from Applicants for refusal

The applicant is seeking to address the recommended reasons for refusal that are outlined in the Committee report:

Site compound

Revised plans have now been submitted which moves the compound in a westerly direction away from the residential properties on Hampson Crescent. The construction management plan also confirms that the compound will only be located in this area for a maximum of 6 months and will be subject to strict hours of operation.

Biodiversity enhancement

Proposals have been put forward to provide an additional pond, which will measure 50sqm and be located to the north of the access road within an area that was previously proposed as amenity grassland lawn. In addition to the

provision of the second pond, the remaining area of this amenity grassland is now proposed to be wildflower grassland, providing additional biodiversity gains. The applicant's ecologist has re-run the biodiversity calculator on the basis of the amended, and suggests that the revised proposals will result in a net gain of 0.02 'biodiversity units' and a net gain of 0.07 'hedgerow units'. As such, the updated proposals will ensure that the development achieves biodiversity net gain, consistent with LPS Policy SE3, subject to confirmation from the nature conservation officer.

Connectivity

Revised plans have now also been received which widens the proposed path across the site such that it can now accommodate cyclists and pedestrians with a route through to Sagars Road. This significantly improves the accessibility of the site as part of this scheme.

CONCLUSION

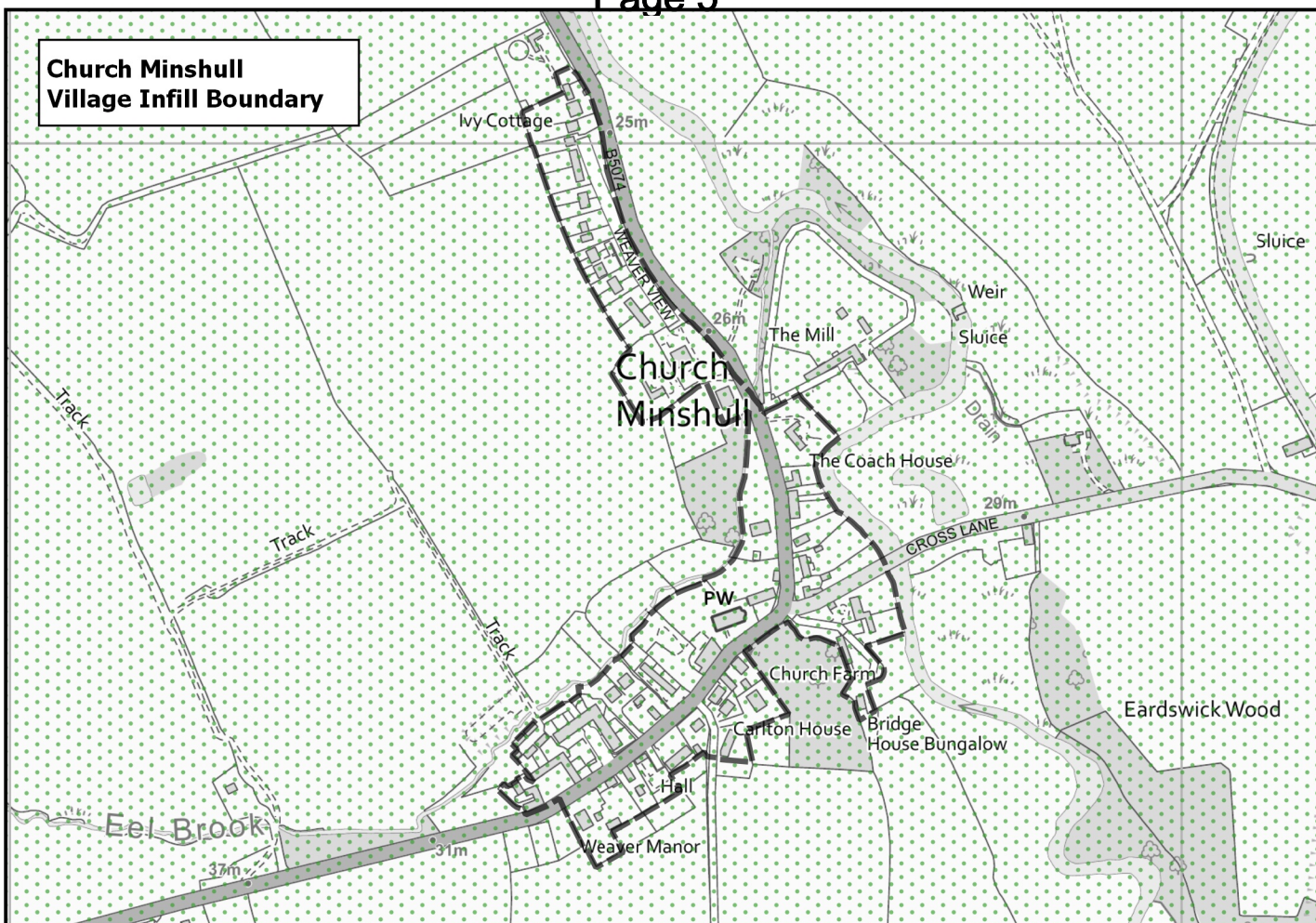
The revised proposals that have now been submitted address the reasons for refusal. As such the refusal reasons are no longer sustainable and the recommendation changed to an approval.

Recommendation

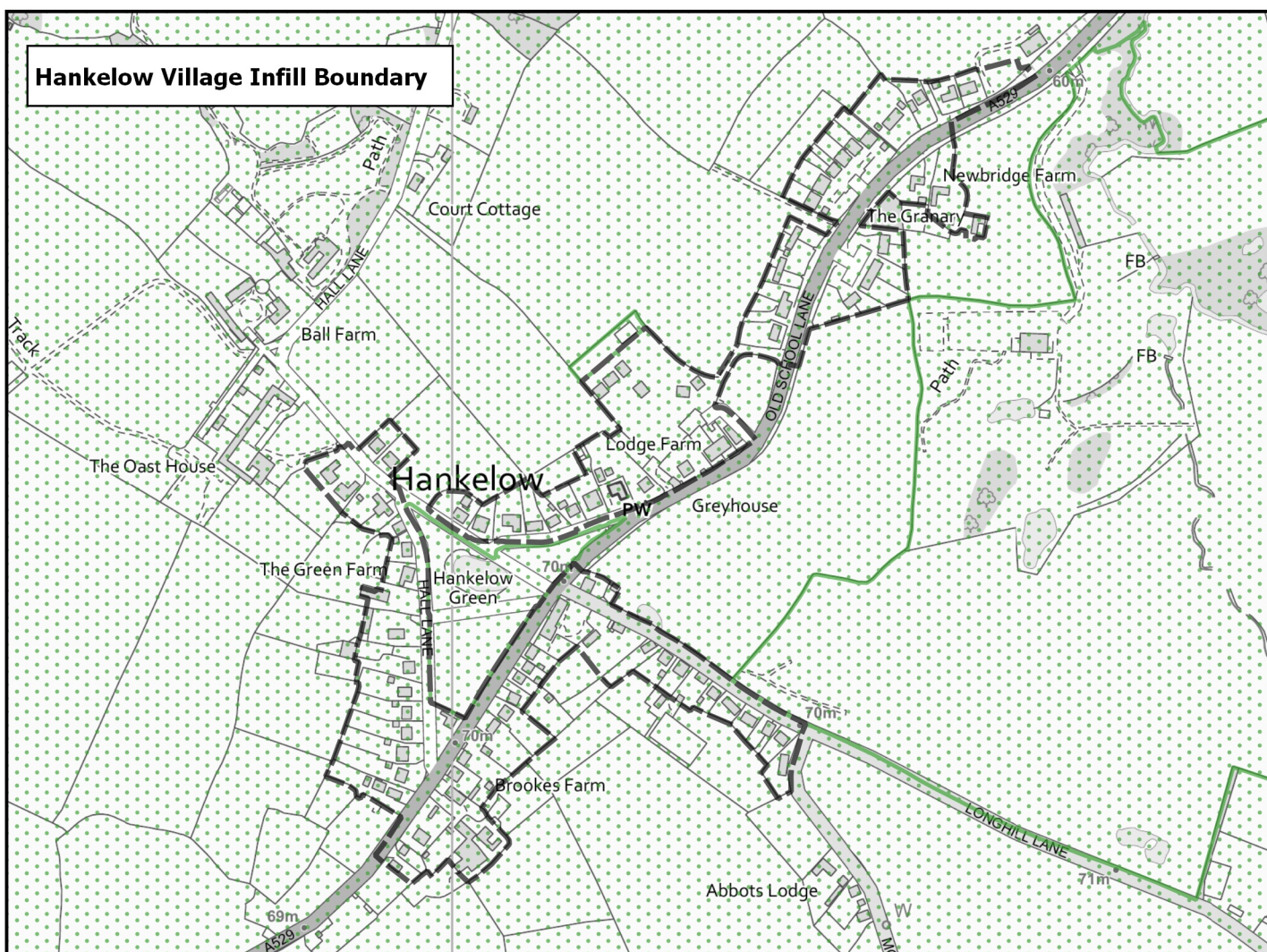
APPROVE subject to the following conditions:

- 1 Standard time limit
- 2 In accordance with approved plans
- 3 Landscaping details to be submitted
- 4 Implementation of approved landscaping scheme
- 5 In accordance with GCN reasonable Avoidance Measures
- 6 Updated badger survey if not commenced before 15 Aug 2019
- 7 Details of culvert to include mammal ledge as submitted
- 8 No removal of vegetation during bird nesting season
- 9 Development in accordance with Habitat Management Plan
- 10 Development in accord with Arboricultural Impact Assessment
- 11 Lighting details to be submitted
- 12 Any soil brought on to site to be tested
- 13 Contamination during construction to be reported /mitigated
- 14 In accordance with Construction Management Plan
- 15 Site compound time limit
- 16 Details of materials

**Church Minshull
Village Infill Boundary**



Hankelow Village Infill Boundary



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