APPLICATION NO: 25/0835/VOC

LOCATION: Land To The North Of Sydney Road, Crewe, Cheshire East, CW1 5NF

PROPOSAL: Variation of condition 1 on approval 21/1098N

The applicant has submitted the requested plot drainage information, and clarified the PROW surface material, which they believe was approved as "compacted bound gravel".

CONSULTATIONS

LLFA – No objection to the application subject to the imposition of a condition to require compliance with the submitted drainage scheme.

KEY ISSUES

Flood Risk/Drainage – The applicant has now provided individual plot drainage for the development, and this has been considered by the Councils Flood Risk Officer. The submitted details are acceptable and will be secured via the imposition of a drainage condition.

PROW – The PROW issues were considered as part of application 21/2431D - "Discharge of conditions 9, 10, 11, 15, 16 and 17 on approved app 19/2859N- Variation of conditions on 15/0184N".

Condition 16 references the need to submit details of the PROW – including the surfacing material. The decision notice for application 21/2431D (dated 5 November 2021) states:

"Condition 16 Public Rights of way Scheme – My colleague in the PROW team comment they are broadly happy, but state that there is no detailing of surfacing or the landscaping around the path, which you should confirm with them before the works on the path are commenced."

Whilst there was no further information submitted under this application, the subsequent application 21/1098N (which superseded the above) did approve the compacted gravel path.

The Watkin Jones proposal for all paths with Hoggin self-binding gravel and is understood to be in accordance with the approved S38, and ties with the same material that Anwyl on the adjacent site. The proposed surfacing material is an appropriate all weather surface.

CONCLUSION:

As recommended within the original report with the following additional condition:
6. Compliance with the submitted drainage details

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