

Application No: 12/3735N

Location: ALVASTON HALL HOTEL, PEACH LANE, WISTASTON, CREWE, CW5 6PD

Proposal: Alterations and Extensions to Existing Hotel/ Leisure Site Including Part Demolition of Existing Buildings, New Build Bedroom Accommodation, Extension and Refurbishment of Dining/ Cabaret/ and Lounge Areas with Associated Parking and Landscape Works.

Applicant: Mr Simon Thompson, Bourne Leisure

Expiry Date: 28-Dec-2012

SUMMARY RECOMMENDATION

APPROVE subject to the receipt of amended plans and arboricultural method statement and no objection, the Council's Landscape Officer and conditions.

In the event that the above are not received or an objection is raised: REFUSE on grounds of impact on mature trees of amenity value.

MAIN ISSUES

Principle of development
Layout and Design
Trees and Landscape
Ecology
Residential Amenity
Highway Safety

REFERRAL

The application has been referred to planning committee because it is a major development.

1. SITE DESCRIPTION

Alvaston Hall is a half timbered Victorian country house which is now in use as a hotel. The building was rebuilt by Francis Massey in the early 1800's before being heavily altered again in 1896 by Manchester Industrialist, Arthur Knowles. The house is typical of the fashionable styles of the era and is characterised by its marked lack of symmetry, half timber framing, pinnacles, rested ridge tiles, clock tower and gargoyles above the porch. The building is not listed.

Since its conversion to a hotel, the original building has been heavily extended in a number of phases. The complex is arranged in an L-shape, around a central parking area, Bowling Green and garden. To the south of the original hall is a large 2 storey bedroom extension, built in a mock half-timbered style, known as "The Limes". To the north side, is a range of former outbuildings, arranged around 2 courtyards, which have been converted into a number of uses including bedrooms and linked to the hall in an ad-hoc arrangement, by a large cabaret room. Beyond these buildings, adjacent to the northern boundary is a further series of linked buildings, which have developed in an incremental fashion to form a further function room, known as the Cheshire Barn, and a leisure club and swimming pool. A further modern detached bedroom block, known as Bunbury House, which is of poor architectural quality also stands on the north side of the car park in front of the Leisure Club.

Bunbury House was built c.1970 and needed improvements to room acoustic insulation and upgrading of thermal insulation among other improvements. Prior to the recent development the hotel was able to accommodate 334 guests on site. Recent improvements to Bunbury House have resulted in a net loss of guest rooms, in order to accommodate larger, better equipped bedroom accommodation.

2. DETAILS OF PROPOSAL

The site benefits from a recent planning permission (Application No. 10/2200N Approved with conditions: 25-Nov-2010) that gave permission for alterations and extensions to the existing buildings on the site resulting in an additional 67 guest rooms on the site. This application seeks consent for a revised programme of extension, alteration and refurbishment.

The main house will be retained at the centre of the site together with existing additional buildings that have been added overtime. The existing car park is to be removed and replaced by a landscaped garden and a new car park created away from the main building to the south west of the site.

A single storey extension to the existing dining and cabaret building will provide ancillary accommodation to facilitate the increase in guest numbers. The existing dining and cabaret room will be reconfigured and extended to provide for the increased number of guests, and will have access to an external terrace which will look out onto the proposed landscaping to the west, thereby benefitting from the afternoon/evening sun.

An additional single storey extension to the reception café/bar will replace an existing domestic style conservatory and increase the available lounge space for the additional guests. The extension to the café/bar will form an infill between the reception and bedroom blocks. The proximity to the reception and existing accommodation makes this an ideal location for additional accessible lounge space and the west facing windows and terrace will also gain the warmth of the evening sun.

Grove House will be demolished and Bunbury House will be subsumed within the footprint of a new bedroom accommodation wing. The proposed bedroom wing wraps around from the new cabaret and dining extension towards the north of the site, creating rooms which are primarily south or west facing, benefitting from views across the newly formed landscape. The new development will provide an additional 110 guest rooms. Grove House

will be demolished and 15 courtyard bedrooms will be re-allocated for staff use. This will result in a total net increase of guest accommodation of 67 rooms, which is the same number of rooms associated with the recently approved scheme (App. No. 10/2200N) resulting in a total guest capacity of 468. The new bedroom accommodation is a mixture of two and three storeys.

3. RELEVANT PLANNING HISTORY

4/5/10054 Convert buildings to 8 room hotel
 4/5/10115 Renovation and change of use of buildings to hotel accommodation
 4/5/4035 Change of use to residential hotel
 4/5/4241 Alterations and extensions
 4/5/4662 Extensions to form dance hall
 4/5/8489 Convert outbuildings for motel and letting accommodation
 4/5/8907 Extension to dining room
 7/03058 Extensions to hotel facilities to form toilet bloc
 7/04388 conversion of outbuildings
 7/05185 South wing extensions to form 16 bedrooms
 7/08672 Extensions and alterations to existing banqueting hall
 7/09012 Bedroom block and leisure facility
 7/09476 Extensions to rear of kitchen area to form additional bedroom
 7/09889 Bedroom block and leisure facility
 7/10503 Revised siting of bedroom block
 7/11002 Leisure complex – revised scheme
 7/11667 Extensions to form kitchen and detached garage
 7.12739 Walkway and staff bedroom block
 7/14132 Alterations and extension to restaurant and covered way
 7/16428 Extension to form 20 bedroom block
 P04/0090 Three storey extension (12 Additional Bedrooms)
 P93/0644 Extension to function suite
 P94/1028 Walkway extensions
 P96/0609 Dining Room extensions / widening car park access road
 P97/0374 Covered way, office extension and alterations to elevations
 P98/0227 Extension to form shop
 10/2200N Proposed Extension of Existing Hotel and Complex Including a New Extension (Adding 68 Rooms), a New Reception Extension, Refurbishment and Extension to Existing Cabaret Room and Bar and Bunbury House Accommodation, New Courtyard Block (11 Rooms) and the Refurbishment and Extension of Existing Spa Facilities.

4. PLANNING POLICIES

Local Plan Policy

NE.2 Open Countryside
 NE.5 Nature Conservation and Habitats
 NE.9 Protected Species
 NE.20 Flood Prevention
 BE1 Amenity

BE2	Design Standards
BE3	Access and Parking
BE4	Drainage Utilities and Resources
TRAN 9	Car Parking Standards
RT6	Recreational Uses in the Open Countryside
RT7	Visitor Accommodation

National Policy

National Planning Policy Framework

5. OBSERVATIONS OF CONSULTEES

Environmental Health

No objection to the above application subject to the following comments with regard to contaminated land

- Part of the extension is proposed over an area which may be a potentially infilled former pond.
- As such, and in accordance with the NPPF, this section recommends that the following condition be attached should planning permission be granted:
 - Should any adverse ground conditions be encountered during excavation works, all work in that area should cease and this section be contacted for advice.

Environment Agency

- No comments to make on the proposed development

United Utilities

- No comments received at the time of report preparation

Highways

- No comments received at the time of report preparation

5. VIEWS OF THE PARISH / TOWN COUNCIL

- Wistaston Parish Council has no objections

6. OTHER REPRESENTATIONS

- None received at the time of report preparation.

7. APPLICANT'S SUPPORTING INFORMATION:

- Tree Survey
- Phase I Habitat Survey
- Design and Access Statement
- Initial Bat Survey
- Bat Mitigation Strategy

8. OFFICER APPRAISAL

Principle of Development

The site is located within the Open Countryside where according to Policy NE.2 only development which is essential for the purposes of agriculture, forestry, outdoor recreation, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted.

However, Policy RT6 states that development proposals for recreational uses in the open countryside, as defined on the proposals map, will be permitted provided that, inter alia, they do not harm the character or appearance of the countryside; they do not harm sites of historic or archaeological importance; they can be integrated with existing visitor attractions in the borough or in the vicinity. Proposals should re-use existing buildings wherever possible. Any new buildings or structures should be sited close to any existing buildings and should blend into the surrounding landscape in design, siting, materials and landscape.

The proposal involves the extension and refurbishment of an existing hotel and leisure complex. It will therefore be integrated with an existing visitor attraction and involves the re-use existing buildings. The new build elements will be situated adjacent to the existing buildings. As a result there will be no encroachment beyond the curtilage of the hotel into undeveloped agricultural land, and the impact on the open character or appearance of the countryside will be minimal. There are no known features of historic or archaeological importance within the site.

Recent government guidance, in particular the Planning for Growth agenda, and the National Planning Policy Framework, all state that Local Planning Authorities should be supportive proposals involving economic development, except where these compromise key sustainability principles.

The NPPF states that, the purpose of planning is to help achieve sustainable development. *“Sustainable means ensuring that better lives for ourselves do not mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world.”* There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles including, an economic role – contributing to building a strong, responsive and competitive economy, as well as an environmental role – contributing to protecting and enhancing our natural, built and historic environment.

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. The document states that for decision taking this means, inter alia, approving development proposals that accord with the development plan without delay.

According to paragraph 17, within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. According to the 12 principles planning should, inter alia, proactively drive and support sustainable economic development. The NPPF makes it clear that *“the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.”*

According to paragraphs 19 to 21, *“the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century. Investment in business should not be overburdened by the combined requirements of planning policy expectations.”*

The NPPF attaches particular weight to supporting a prosperous rural economy. Paragraph 28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should, inter alia, support the sustainable growth and expansion of all types of business and enterprise in rural areas, through well designed new buildings and support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

Another important material consideration is the Written Ministerial Statement: Planning for Growth (23 March 2011) by The Minister of State for Decentralisation (Greg Clark). Inter alia, it states that, *“the Government’s top priority in reforming the planning system is to promote sustainable economic growth and jobs. Government’s clear expectation is that the answer to development and growth should wherever possible be ‘yes’, except where this would compromise the key sustainable development principles set out in national planning policy.*

Furthermore, it states that when deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate economic development. Local Authorities should therefore, inter alia, consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession; take into account the need to maintain a flexible and responsive supply of land for key sectors; consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits and ensure that they do not impose unnecessary burdens on development.

According to the statement, *“in determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery.”*

Furthermore, the previous approval on this site established the acceptability in principle of extensions and alterations to create a net increase in the level of accommodation by 67 rooms.

Therefore having regard to the provisions of Policy RT6 and the NPPF, the proposal is considered to be acceptable in principle, subject to compliance with the other criteria set out in Policy RT6. Specifically, the proposal should blend into the surrounding landscape in design, siting, materials and landscaping, it should not harm sites of nature conservation, there must be safe vehicular access to the site, the access roads must be suitable for the likely traffic generation, car parking provision should be in accordance with adopted standards, and it should be accessible by a range of means of transport. These issues are considered in more detail below.

Layout and Design

At present the building frontage and approach, is car dominated and characterised by a large expanse of tarmac and hard surfacing. Under the proposed plans the area in front of the entrance will become a drop off zone only and permanent parking will be provided away from the entrance point. This will be achieved through the relocation of the car parking to the outer parts of the site and will enable the areas immediately to the front of the building, and within the new central courtyard, to be landscaped as formal garden space.

The proposed bedroom wing, and cabaret room extension will surround and front onto the new landscaped courtyard to the north and east creating a sense of enclosure to this space, whilst benefiting from the outlook. The cabaret room will also open out onto the courtyard and gardens and includes an outdoor seating area.

The proposed car park will be porous surfaces that will ensure that surface water from these areas does not cause additional flooding problems within the site or surrounding areas. It will afford the opportunity to break up the continuous car park areas with planting and trees.

This will considerably enhance the overall appearance of the site, and the setting of the original building, particularly when viewed from the golf course to the west and will create a pleasant landscaped space which will be to the considerable benefit of hotel guests utilising bedrooms and communal facilities.

The extension to the café/bar will form an infill between the reception and bedroom blocks. The building form will appear as a modern interpretation of a traditional orangery with large glazed windows, parapet walls and large glazed lanterns to provide natural light to the room below. Owing to the nature of the surrounding buildings it is proposed that a flat roofing system be used. Whilst a flat roof would not normally be a desirable feature, it is in keeping with the overall “orangery” concept and the proposal will also result in the removal of an existing unsympathetic, conservatory structure, which has an overly “suburban” appearance and is not in keeping with the original building.

It is considered that the alterations to the courtyard rooms, the removal and replacement of the open sided walkways, and enhanced landscaping to the internal courtyards, will also improve the overall appearance of the complex and the setting of the original building.

Bunbury House is one of the most recently constructed parts of the complex. Whilst the recent alterations have improved the quality of the facilities unfortunately it is one of the poorest pieces of architecture within the site, and includes concrete walkways which run around the building. It is proposed that the building will be subsumed into the proposed bedroom extension, such that the original building will no longer be visible. This will considerably enhance the appearance of the site as a whole.

The proposed bedroom extension is three stories in overall height, and similar in overall scale and massing to the original building. The proposal includes a traditional steeply pitched roof and projecting gable elements which reflect both the original building and the modern extension to its south side. The gables and patterns of fenestration introduce a vertical element to the building, which is also reminiscent of the original building. Balconies are proposed to look out over, and take advantage of the new landscaped courtyard.

In terms of materials the building will be finished using a combination of plain tiles and render, which are the predominant feature of the main Hall and timber shingles, which are an architectural reference to the finish of the clock tower on the original stables buildings, which now form part of the hotel complex.

Changes to the existing Cabaret Room are largely internal and therefore do not raise any design concerns. The proposed cabaret room extension, whilst substantial in terms of its footprint, is single storey, and will remain subservient to the original Hall. It will be extended out from the front elevation of the existing Cabaret Room which is itself a modern addition, and therefore will not result in the loss of any existing features of architectural interest. This extension also has a traditional pitched and tiled roof and the elevational treatment is similar to that proposed for the bedroom extension. For the reasons set out above, this is considered to be appropriate and will help to create visual unity between the bedroom extension and the original building.

It is considered that the design and finish of the extensions are a modern interpretation of the architectural style of the main house. Overall it is considered that the proposed alterations and extensions will considerably enhance the overall character and appearance of the existing development within the site, and the setting of the original building. Consequently, the scheme complies with Policy BE.2 (Design Standards) of the Borough of Crewe and Nantwich Local Plan.

Landscape

The site of the proposed development is a well established hotel complex with ancillary sports facilities in extensive landscaped grounds. There are a significant number of trees on the site, many of which are mature and make an important contribution to the setting of the hotel. The hotel has developed incrementally and the layout has become somewhat disjointed.

The side edged red on the submitted Location plan does not accord with the proposed site plan. It excludes parking proposed to the west. Both plans exclude an area where screen planting is shown on the site Masterplan. This issue has been raised with the applicant and an amended plan requested. A further update will be provided on this matter to Members prior to committee.

It is recognised that the reconfiguring of the site and removal of car parking from the hotel frontage could improve the landscape setting of the hotel. The proposals would result in some trees losses which would be regrettable and there are concerns regarding the extent of car parking proposed to the west. This is greater than proposed at pre-application stage and is afforded less screen planting than was previously indicated. The car park would need to be lit and screening is therefore considered to be important. The car park would take up part of a current driving range and associated ball stop fence. No details are provided of how the driving range or golf course would be reconfigured. No detailed landscape proposals have been provided.

However, an increased level of screen planting, details of lighting and a comprehensive landscape plan could be secured by condition. Screen planting would need to be secured outside the current site edged red, although this would be acceptable provided that the amended site location plan, which has been requested shows this land to be edged blue as within the applicant's control.

Trees

The site contains a significant number of trees, including a prominent avenue of Limes, mature specimen trees and areas of younger planting around the periphery of the golf course. As indicated above, the proposals would involve some tree removal.

The Council's Landscape Officer has commented that whilst some of the trees proposed for removal are lower value Grade C specimens, several Grade B trees would be removed, including two prominent Pine trees to accommodate parking, and two red Horse Chestnut trees to accommodate additional bedrooms. Several retained trees would be in close proximity to development and associated works and would require comprehensive protection measures.

The Landscape Officer would have preferred to see greater separation between the coach park and associated access hardstanding and the adjacent Grade A Oak tree no. 45. It appears there is space to move the coach park south with a minor adjustment of the layout of the adjacent parking area. Should any amendments be secured, the submitted Arboricultural method statement (AMS) and Tree Protection Plan will require updating. No details of levels are provided. As there may be implications for trees the Landscape Officer suggests that these need to be secured prior to determination. This issue has been raised with the applicant and an amended plan requested. A further update will be provided on this matter to Members prior to committee.

Should the above mentioned issues be addressed, the application is deemed to be acceptable in landscape terms. However, conditions will be required to secure details of landscaping, service routes, a construction method statement, tree protection measures and an arboricultural method statement.

Ecology

Article 12 (1) of the EC Habitats Directive requires Member states to take requisite measures to establish a system of strict protection of certain animal species prohibiting the

deterioration or destruction of breeding sites and resting places. Art. 16 of the Directive provides that if there is no satisfactory alternative and the derogation is not detrimental to the maintenance of the populations of the species at a favourable conservation status in their natural range, then Member States may derogate *"in the interests of public health and public safety or for other imperative reasons of overriding public interest, including those of a social and economic nature and beneficial consequences of primary importance for the environment"* among other reasons.

The Directive is then implemented in England and Wales The Conservation of Habitats and Species Regulations 2010. ("the Regulations"). The Regulations set up a licensing regime dealing with the requirements for derogation under Art. 16 and this function is carried out by Natural England.

The Regulations provide that the Local Planning Authority must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of their functions.

It should be noted that, since a European Protected Species has been recorded on site and is likely to be adversely affected by the proposed development, the planning authority must have regard to the requirements for derogation referred to in Article 16 and the fact that Natural England will have a role in ensuring that the requirements for derogation set out in the Directive are met.

If it appears to the planning authority that circumstances exist which make it very likely that the requirements for derogation will not be met, then the planning authority will need to consider whether, taking the development plan and all other material considerations into account, planning permission should be refused. Conversely, if it seems from the information that the requirements are likely to be met, then there would be no impediment to planning permission in this regard. If it is unclear whether the requirements will be met or not, a balanced view taking into account the particular circumstances of the application should be taken and the guidance in the NPPF. In line with guidance in the NPPF, appropriate mitigation and enhancement should be secured if planning permission is granted.

In this case, a significant maternity roost of a widespread bat species has been recorded at Grove House within the Alvaston Hotel complex. This building is scheduled for removal as part of the proposed development.

The Council's Ecologist has advised that in the absence of mitigation/compensation the proposed development would pose a significant risk of killing/injuring high numbers of individual bats and the loss of the roost on site as a result of the demolition of Grove House would have a High magnitude impact upon the local status of the species of bat concerned.

To mitigate the risk of killing and injuring bats the applicant's ecologist has recommended the timing of the development to avoid the most sensitive time of the year and the supervision of the works by a licensed ecologist. Proposals have also been provided for the provision of replacement roosting opportunities for bats on nearby trees and within the replacement building.

Since a European Protected Species has been recorded on site and is likely to be adversely affected the proposed development the planning authority must have regard to whether Natural England would be likely to subsequently grant the applicant a European Protected species license under the Habitat Regulations. A license under the Habitats Regulations can only be granted when:

- the development is of overriding public interest,
- there are no suitable alternatives and
- the favourable conservation status of the species will be maintained.

As the roost identified on this site is of importance at the local scale the viability of retaining the roost undisturbed within Grove House must be considered as a 'suitable alternative' to the proposed development under the Habitat Regulations.

The applicants have made a case that their proposed development is of 'overriding public interest' due to the financial investment that the development would bring. The Council's Ecologist has advised that economic considerations can amount to being a 'public' interest. The applicants are also asserting that the proposed layout is the only one which is feasible to meet the business needs of the hotel. The Council's Ecologist has advised that based on recent experience of similar schemes it is likely that Natural England would grant a license on this basis. In terms of the final test of favourable conservation status he states that if planning consent is granted the proposed mitigation/compensation would be adequate to maintain the favourable conservation status of the species of bat concerned.

If planning consent is granted conditions would be required to ensure that the proposed development proceeds in strict accordance with the submitted Bat Mitigation Strategy dated September 2012 unless varied by a subsequent Natural England license. To avoid any adverse impacts on bats from additional lighting it is also recommended that a condition be attached requiring the proposed lighting scheme for the site to be agreed with the LPA.

The proposed development may affect breeding birds including the more widespread BAP priority species which are a material consideration for planning. If planning consent is granted the conditions would be required to safeguard breeding birds.

Residential Amenity

The nearest neighbouring residential property is located approximately 100m from the proposed new development. Therefore no adverse impacts on residential amenity are anticipated.

Highway Safety

Although the A530 is a busy main road, the existing access arrangements are well constructed and visibility is good in both directions. The majority of these proposals involve the improvement of existing facilities and will not result in a significant increase in the level of traffic generation from the site. Although a 68 bedroom extension is to be created, this increase will be partially off-set through the loss of a number of rooms elsewhere in the hotel. Any additional traffic generated is also likely to be in off-peak periods and the site is located on a main bus route between Crewe & Nantwich. The new car park will provide additional spaces for both cars and coaches.

No comments had been received from the Strategic Highways Manager at the time of report preparation. However, given that the proposal will result in a total net increase of guest accommodation of 67 rooms, which is the same number of rooms associated with the recently approved scheme (App. No. 10/2200N), to which highways raised no objections, it is not considered that a refusal on highways grounds could be sustained.

9. CONCLUSION

In summary, the proposal involves the redevelopment and expansion of an existing tourist, leisure and recreational facility in the open countryside, which is supported, in principle by the provisions of Policy RT6 of the adopted Local Plan and NPPF. The proposal will result in a considerable enhancement in the overall appearance of the site, and the setting of the original building and will not detract from the character and appearance the open countryside.

It has been demonstrated that the proposal is acceptable in terms of its impact on, Ecology, Residential Amenity and Highway Safety and it therefore complies with Local Plan Policies NE.2 Open Countryside, NE.5 Nature Conservation and Habitats, NE.9 Protected Species, NE.20 Flood Prevention, BE1 Amenity, BE2 Design Standards, BE3 Access and Parking, BE4 Drainage Utilities and Resources, TRAN 9 Car Parking Standards, RT6 Recreational Uses in the Open Countryside and RT7 Visitor Accommodation. Therefore in the absence of any other material considerations and having due regard to all other matters raised, the proposal is considered to be acceptable and accordingly is recommended for approval subject to the receipt of amended drawings to address issues of the inaccurately drawn site boundary, lack of levels information and proximity of the proposed coach parking to Grade A Oak tree no. 45 and an updated Arboricultural Method Statement.

10. RECOMMENDATIONS

APPROVE subject to

- the receipt of amended drawings to address issues of the inaccurately drawn site boundary, lack of levels information and proximity of the proposed coach parking to Grade A Oak tree no. 45
- an updated Arboricultural Method Statement
- no objection from the landscape officer

following conditions:

1. **Standard**
2. **Materials to be submitted and approved**
3. **Provision of car parking prior to first occupation**
4. **Cycle parking to be provided prior to first occupation**
5. **Detailed landscape proposals.**
6. **Submission and approval of details of service routes.**
7. **Submission and approval of a site construction method statement to include details of demolitions works, spoil management, site compound, and**

- construction routes.
8. Adherence to submitted tree protection measures.
 9. Submission and approval of a revised Arboriculture Method Statement to include:
 - (i) Contact details of all relevant parties for project including retained arboriculturalist.
 - (ii) A specified programme of arboricultural supervision and reporting for the project.
 - (iii) Any amendments required in relation to services provision.
 10. Adherence to Arboriculture Method Statement.
 11. Scheme of drainage to be submitted and implemented
 12. Submission of details of lighting
 13. Development to proceed in accordance with bat mitigation strategy
 14. Provision of features for breeding birds
 15. Breeding Bird survey prior to works commencing in nesting season.

In the event that the amended plans and method statement are not received or an objection is raised by the Council's Landscape Officer:

REFUSE for the following reason:

1. In the opinion of the Local Planning Authority, the proposal would have an adverse impact on Grade A mature trees of amenity value contrary to Policy Policy NE.5 (Nature Conservation And Habitats) of the Borough of Crewe and Nantwich Replacement Local Plan 2011

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