

SOUTHERN PLANNING COMMITTEE – 10 June 2015

UPDATE TO AGENDA

APPLICATION NO:

14/0143N

LOCATION

FORMER BOWLING GREEN, WATERLODE, NANTWICH

UPDATE PREPARED

8 June 2015

CONSULTEES

CEC Flood Risk Officer - The site is located in Flood Zone 2 and parts of the site are at high risk of flooding from surface water. Appropriate measures will therefore need to be implemented to mitigate this risk.

The FRO recommends the following conditions are attached to any planning permission for the site:

Condition – The development permitted by this planning permission shall only be carried out in accordance with the submitted Flood Risk Assessment (ref: 880715-R1(01)-FRA) dated April 2015. The development will limit the surface water run-off so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

Reason – To reduce the risk of flooding to the proposed development and future occupants

Condition - No development should commence on site until such time as detailed proposals for disposal of surface water (including a scheme for the on-site storage and regulated discharge) have been submitted to and agreed in writing by Cheshire East Council both as Planning Authority and Lead Local Flood Authority (LLFA). The development shall be carried out in strict accordance with the approved scheme.

Reason - In the interests of managing surface water flood risk impacts both on and off site, potentially resulting from the development proposals

**RECOMMENDATION: Approve subject to completion of Section 106 Legal Agreement to secure the provision of Commuted Sum Payment of £62550 to comply with RT.1
And the following conditions:**

- 1. Standard Time Limit**
- 2. Plan References**

- 3. Materials**
- 4. Surfacing Materials**
- 5. Archaeology**
- 6. Pile Driving**
- 7. Window/Door Details**
- 8. Details of Boundary Wall**
- 9. Reveal Details**
- 10. Visibility Splays**
- 11. Car Parking**
- 12. Access Details**
- 13. Footpath Details**
- 14. Rainwater Goods**
- 15. Noise mitigation scheme**
- 16. Piling**
- 17. Lighting**
- 18. Travel Plan**
- 19. Dust Control**
- 20. Contamination**
- 21. The development shall comply with the submitted Flood Risk Assessment**
- 22. Scheme for the disposal of surface water**

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Principal Planning Manager has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.