

Southern Planning Committee – 30th September 2015

UPDATE TO AGENDA

APPLICATION No.

15/2008N – The erection of a petrol filling station with ancillary shop

LOCATION

Land Adjacent Beswick Drive, Beswick Drive, Crewe, Cheshire

UPDATE PREPARED

28th September 2015

CONSULTATIONS

REPRESENTATIONS

Environment Agency – No comments received at time of report

OFFICER REPORT

The application site lies within a Flood Risk Zone 1 and as such, does not require the submission of a Flood Risk Assessment (FRA).

The Council's Flood Risk Officer has reviewed the proposal and advised that she has no objections in principle on flood risk grounds; however it is advised that should the application be approved, a condition requiring the prior submission of a surface water storage and discharge scheme be submitted to the LPA for prior approval.

United Utilities have advised that they raise no objections, subject to a condition requiring the prior approval of a foul and surface water drainage scheme.

The Environment Agency have not provided any comments at the time of this written update.

As the application site relates to a petrol station, the impact of the development upon the local ground water is an important consideration. As such, it is suggested that the recommendation of the application be amended to '*Delegate to the Chairman of Southern Planning Committee and the Head of Planning (Regulation) to approve subject to Environment Agency*' in order to consider these comments before finalising the decision.

RECOMMENDATION

Delegate to the Chairman of Southern Planning Committee and the Head of Planning (Regulation) to approve subject to Environment Agency comments and the following conditions:

- 1. Time (3 years)**
- 2. Plans**
- 3. Materials as per application**
- 4. Landscape – Prior approval of details**
- 5. Landscape – Implementation**
- 6. Protection of breeding birds**
- 7. Nesting features for birds – Prior approval of details**
- 8. Surface water storage and drainage scheme – Prior approval of details**
- 9. Surface and foul water drainage scheme**
- 10. Hours of piling**
- 11. Piling method statement – Prior approval of details**
- 12. Environmental Management Plan – Prior submission of details**
- 13. Lighting details - Prior approval of details**
- 14. Electric vehicle charging infrastructure - Prior approval of details**
- 15. Dust mitigation scheme - Prior approval of details**
- 16. Phase 1 and Phase 2 Contaminated Land Report - Prior approval of details**

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