

## **Southern Planning Committee –25<sup>th</sup> November 2015**

### **UPDATE TO AGENDA**

#### **APPLICATION No.**

**15/2818N** – Outline planning application for residential development of up to 12 dwellings, all matters reserved

#### **LOCATION**

Land south west of Thornyfields Farm, Herbert Street, Crewe, Cheshire, CW1 5LZ

#### **UPDATE PREPARED**

23rd November 2015

#### **CONSULTATIONS**

**Flood Risk Manager (Cheshire East Council)** – No comments received at time of report

#### **APPRAISAL**

##### **Environmental role**

##### Ecology

The application is supported by a Great Crested Newt (GCN) Report and Mitigation Statement.

The Council's Nature Conservation has reviewed this statement and agrees with its conclusions that the risk to GCN is low. However, it is advised that Reasonable Avoidance Measures (RAM's) are appropriate and required.

RAM's have been provided and the Council's Nature Conservation Officer finds them to be appropriate and proportionate to the perceived risk and provided that the RAM's are implemented, there would be no requirement for a Natural England licence application.

As such, subject to the implementation of the RAMS, the Council's Nature Conservation Officer raises no objections.

##### Flood Risk and Drainage

Additional information has been received in order to address the Council's Flood Risk Manager's concerns.

To date, no revised comments have been received from the Council's Flood Risk Manager. A further verbal update would be provided to committee.

## **CONCLUSION**

The further consultation response received from the Council's Nature Conservation Officer results in the requirement for an additional condition relating to the mitigation of protected species being required.

A verbal update on flooding matters will be provided to members.

## **RECOMMENDATION**

**APPROVE subject to a Section 106 Legal Agreement to Secure:**

- **£21,693 towards primary education**

**And the following conditions**

**Submission of reserved matters**

- 1. Standard Outline 1**
- 2. Standard Outline 2**
- 3. Standard Outline 3**
- 4. Plans**
- 5. Submission, approval and implementation of a scheme to limit the surface water runoff generated by the proposed development**
- 6. Submission, approval and implementation of a scheme to to dispose of foul drainage**
- 7. Piling operations shall be restricted to: Monday – Friday 09:00 – 17:30 hrs Saturday 09:00 – 13:00 hrs Sunday and Public Holidays Nil**
- 8. Submission, approval and implementation of piling method statement**
- 9. Electric Car Charging Points shall be provided**
- 10. Contaminated Land**
- 11. Public Rights of Way**
- 12. Ecology mitigation**

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