

APPLICATION No: 16/0341N

PROPOSAL: Demolition of all existing on-site buildings and structures, the construction of a five storey engineering technical centre comprising offices at the front of the building and warehousing at the rear, the construction of a two storey design centre comprising offices and a workshop together with associated works.

LOCATION: Land North Of, PYMS LANE, CREWE

REPRESENTATIONS

Crewe Town Council has commented on the application and has offered no objection:

"The Town Council welcomes and supports the development for the benefits which it will bring to Crewe. On behalf of local residents, it is requested that through planning conditions or other appropriate means, the dignity of the adjoining cemetery be respected during the construction period."

Officer Appraisal:

Following publication of the agenda, the applicant has queried the requirement to provide additional boundary treatment over and above that proposed on the 'Off Site Planning and Mitigation Drawing'. On page 152 of the agenda reports pack, Council's Principal Landscape Officer has requested some additional planting to the north of the site on land at the Meadow Brook Cemetery. This additional planting is being secured by condition 17 and is necessary to help soften the visual impacts of the proposal. It is confirmed that Cheshire East Council own this adjoining land and therefore such additional planting mitigation can be reasonably secured.

As per page 153 of the agenda reports pack, the Council's Tree Officer has requested an impact assessment of the proposed development on below ground constraints. In response, the applicant's Arboriculturist has undertaken a review of the below ground constraints and has prepared an updated drawing.

In order to construct a retaining wall, the excavation will need to be undertaken by hand to avoid damaging roots and a root barrier may be required to the rear of the wall. The Tree officer has confirmed that the impact may be slightly greater as the root protection area is asymmetric due to the position of the road. However, the Tree Officer has confirmed that this can be overcome by a suitable method statement for the construction of the wall at this point. This could be a concrete lintel or bridge over roots over 25mm diameter or they could be pruned as indicated if less. This detail would be provided under a 'Tree Construction Specification/Method Statement' for the wall, which would be secured under condition no. 22 on page 160 of the agenda reports pack. Subject to this, the impact of the scheme on trees is acceptable.

RECOMMENDATION

No change to recommendation.