

SOUTHERN PLANNING COMMITTEE – 21ST DECEMBER 2016

UPDATE TO AGENDA

APPLICATION NO.

16/1987N

LOCATION

Basford Old Creamery, Newcastle Road, Chorlton, CW2 5NQ

UPDATE PREPARED

19th December 2016

Site Visit

Following the site visit by Members on 16th December, concerns were raised regarding whether there was asbestos in the existing buildings. It should be noted that this is covered under separate legislation and dealt with by the Health and Safety Executive and is therefore not a planning matter.

Highways

The Council's Highway Officer has assessed the swept path drawings submitted following the deferral of the application and visited the site. He is confident that there is more than enough width for large articulated HGVs to enter the shared access road from the north and that there is enough room for 2-way vehicle movement along the shared track.

RECOMMENDATION

No change to the recommendation subject to the following conditions:

1. Time limit
2. Approved plans
3. Materials in accordance with the details submitted with the application
4. Restriction on operational hours (including deliveries to and from the site) to 8am to 6pm Monday to Friday, 8am to 2pm Saturday and no working on Sundays or public holidays
5. Restriction on the hours of steelwork fabrication to 8am to 6pm Monday to Friday with no working on Saturdays, Sundays or public holidays
6. Submission of details of external lighting
7. Any cutting operations that take place outside the buildings shall be restricted to the acoustic cutting area
8. All other fabrication activities shall take place within the building
9. While fabrication and concrete work is taking place inside the buildings, all external doors shall remain closed

- 10. Submission of a detailed design and method statement including the structure and foundations of the proposed building (for HS2 Safeguarding)**
- 11. Provision of an electrical vehicle charging point**
- 12. Submission of phase I Preliminary Risk Assessment and if necessary a Phase II Ground Investigation and Risk Assessment (Contaminated Land)**
- 13. Submission of details of any external lighting**
- 14. Submission of a revised scheme of landscaping**

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 Head of Planning (Regulation) 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.