

Southern Planning Committee 4th October 2017

UPDATE TO AGENDA

APPLICATION No.

17/2710n – Redevelopment of school to provide 14 No 2 bed and 14 no 1 bed apartments, including on site parking involving partial demolition and conversion of existing building and new build elements (amended description of development), Former Edleston Road Primary School, Edleston Road, Crewe for SCPC LTD

LOCATION

Former Edleston Road Primary School, Edleston Road, Crewe

UPDATE PREPARED

2nd October 2017

Error Correction

The Committee report (page 42) refers to the creation of basement car parking. This is an error. All car parking is at surface level in this application

Conditions 10 and 23 concerning bike/bin store are duplicates. Condition 10 can be deleted.

Additional Condition

It has become apparent that the waste water down pipes are to be removed as part of the refurbishment scheme. It will therefore be necessary to add an additional condition to ensure all rainwater goods on the building are fabricated in cast metal (painted black). This is recommended to be a new condition 10

CONCLUSION

The only amendment to the original recommendation is to remove the duplicate condition 10 and add a new condition 10 to require that all rain water goods utilised in this refurbishment and redevelopment are fabricated in cast metal and are black in colour.

RECOMMENDATION

There is no change to the recommendation which remains -

Delegate to the Head of Planning and Regulation in consultation with the Chairman of Southern Planning Committee, pending the completion of the

formal consultation of the corrected description of development and subject to the following conditions -

- 1 Standard Outline**
- 2 Time limit for reserved matters**
- 3 Reserved matters**
- 4 Plans**
- 5 Method statements for demolition/ conversion works/propping up of original building/ compliance with methodology**
- 6 Materials for extensions**
- 7 Drainage design for the whole site**
- 8 Details of extension windows to be submitted and approved, including the design of internal floor plates for extensions and existing building/ existing windows in school building to be retained**
- 9 Car parking to remain unallocated**
- 10 All rainwater goods to be black cast metal - details to be submitted and approved**
- 11 Construction and Environmental Management Plan**
- 12 Contaminated land risk assessment**
- 13 Contaminated land - soil analysis**
- 14 Unforeseen contamination**
- 15 Boundary treatments to be approved**
- 16 Scheme to be submitted for outdoor private amenity area for residents**
- 17 Scheme for outdoor clothes drying**
- 18 Birds and bats nesting survey in demolition during nesting season**
- 19 Scheme for swifts nest**
- 20 Scheme for Two fast (7kV) EVPs with cabling provided for another two units**
- 21 Residents travel packs**
- 22 Management scheme for open space**
- 23 Notwithstanding submitted plans detailed design of enclosed bin/bike store (28 cycles) to be submitted/implemented**

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (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.