

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
16th August 2016

Agenda item 4

Application ref. 16/00367/FUL

Land off Linley Road, Talke

Since the preparation of the agenda report, further comments of the **Landscape Development Section** have been received in response to the revised layout and landscaping proposals drawing. A summary of their comments is as follows:

- The increase in the width of the buffer is welcomed
- It appears that adjustments made to the layout demonstrate that construction within the Root Protection Area (RPAs) of retained trees has been avoided
- It appears that no levels alterations within the RPAs of retained trees will be needed
- The position of the HGV wash has been altered and will no longer affect adjacent trees
- It is unfortunate that there is no landscape buffer between the adjacent new housing development and the bin store but no objection is raised subject to the bin store being of a suitable design
- No detail of proposed boundary treatment has been provided
- Adjustments to the layout have been made and there is no confusion now between surfaced areas and planted areas
- Conditions are recommended regarding tree protection, agreement of a Construction Method Statement, full hard and soft landscaping proposals, agreement of boundary treatments, management and maintenance plan for long term retention of existing and new woodland planting and agreement of the position of utility apparatus.

Further comments of **Staffordshire County Council as the Local Lead Flood Authority (LLFA)** have been received. They state that the proposed filter drains will provide a level of water quality treatment and these along with the attenuation tank should be capable of attenuating a significant volume of runoff to achieve a restricted discharge rate. Although an outlet control chamber to restrict discharge is shown, the proposed rate of discharge is not. The proposed discharge rate, which should be no greater than 80% of existing rates for corresponding return periods, should be specified. It is also queried whether there is an existing connection to the watercourse, whether it starts within the site boundary or if crossing of third party land is required, evidence of agreement for this.

A response to the request for further information from the LLFA has been received from the **applicant's consultant**. They have confirmed that the site discharge will not exceed 80% of the existing theoretical run-off from the previous development and attenuation will be designed to achieve this. They also confirm that they will be using the existing surface water connection within the site which does require some further on-site investigation to establish condition and level. Third party land will not be required to drain the development. They state that they are happy for these two aspects to be covered in a condition.

Your Officer's comments

The agenda report concludes that subject to conditions, no objection could be sustained on the grounds of impact on landscaping. The recommendation already includes the conditions referred to above.

With regard to the response from the applicant's consultant to the comments of the LLFA, your Officer has requested further comments from the LLFA. Any further comments received will be reported to Members in a further supplementary report but if not received by the time of the Committee, your officer is satisfied that subject to appropriate conditions, there would be no significant risk of flooding.

The RECOMMENDATION remains as per the main agenda report