

SECOND SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
17th July 2018

Agenda item 6

Application Ref. 18/00225/REM

Land at New Road, Madeley

Since the publication of the main agenda report and the publication of the first supplementary report on 13th July the Landscape Development Section (LDS) have indicated, in respect of the footpath link from the development to Woodside, that there may be a no-dig solution within the root protection area of Tree T5. This solution is envisaged to be a 'bridge type structure' and would enable a footpath link to be provided without harming the tree.

Condition 15 of the original outline planning permission, reference 14/00930/OUT, does require details to be submitted and approved for the provision of a 2m wide footway from the site access linking south to Woodside along with other off site highway works. If a link cannot be agreed (and subsequently provided) then a Section 73 planning application to vary the condition would be required.

The footpath link appears to be within the adopted highway, beyond the application site, and discussions with the Highways Authority (HA) have suggested that a 'bridge type structure' is likely to be acceptable to them subject to the detailed design being acceptable to them. They have advised that a commuted sum for the future maintenance of the structure would be likely to be required and that they could secure this via the adoption procedure.

The details would still need to be acceptable to the Local Planning Authority as well. If a solution cannot be found that avoids harm to the protected tree, the view remains that the proposal without a footpath link from the south of the development to Woodside would not justify a refusal of the application.

The RECOMMENDATION remains as set out in the first supplementary report, that the application be approved subject to the conditions set out in that report