

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
26th February 2019

Agenda item 6a

Application Ref. 18/00537/FUL

NORTHBOUND KEELE MOTORWAY SERVICE AREA

Since the main agenda was published a further consultation response has been received from Highways England. They no longer have any objections to the proposal and recommend that the following conditions be attached to any permission:

- No part of the development hereby permitted shall commence until a Construction Traffic Management Plan has been approved.
- Prior to first use of the HGV Parking and Amenity areas the recommendations within the Stage 1 RSA Design Team Response report should be implemented and approved.

As such, the recommendation is amended as follows;

PERMIT the application subject to conditions relating to the following:

- i. **Standard time limit**
- ii. **Approved plans**
- iii. **Submission, approval and implementation of a detailed surface water drainage scheme**
- iv. **Submission, approval and implementation of an Arboricultural Impact Assessment**
- v. **Retention of all trees that are shown to be retained on the Landscape Concept Plan.**
- vi. **Submission, approval and implementation of tree protection measures.**
- vii. **Submission, approval and implementation of a Tree Protection Plan**
- viii. **Submission, approval and implementation of details of the boundary treatment of the area and other security measures including CCTV.**
- ix. **Submission, approval and implementation of a detailed landscape scheme, which address recommendations of the Ecological Appraisal regarding increasing connectivity and foraging opportunities for bats.**
- x. **Implement the recommendations within the Ecological Appraisal/Reptile Survey regarding biodiversity enhancements**
- xi. **Submission, approval and implementation of a detailed lighting scheme**
- xii. **No part of the development hereby permitted shall commence until a Construction Traffic Management Plan has been approved.**
- xiii. **Prior to first use of the HGV Parking and Amenity areas the recommendations within the Stage 1 RSA Design Team Response report should be implemented and approved.**