

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
2nd February 2021

Agenda Item 5

Application Ref. 20/00501/FUL

Land North of West Avenue, Kidsgrove

Since the publication of the main agenda report the further comments of the **Lead Local Flood Authority (LLFA)** have been received.

The **LLFA** have confirmed that they now raise no objections to the scheme subject to conditions which secure further technical details to be submitted before development commences. The recommended conditions will ultimately ensure that acceptable flood mitigation measures and a sustainable drainage strategy can be secured as part of the development of the land.

Officers Comments

The applicant has submitted information to satisfy the previous concerns of the LLFA and subject to conditions the impact of flood risk from the proposed development can be mitigated against. The proposed development therefore accords with local and national planning policy.

Amended Recommendation

A. Subject to the applicant first entering into a Section 106 obligation by the 10th March 2021 to secure a residential travel plan monitoring fee of £7,000, a management agreement for the long term maintenance for the open space on-site, the provision of affordable housing, and a review mechanism of the scheme's ability to make a more or fully policy compliant provision of affordable housing, if the development is not substantially commenced within 12 months from the date of the decision, and the provision of such affordable housing if then found financially viable,

PERMIT the application subject to conditions relating to the following matters:-

- 1. Standard time limit for commencement of development;**
- 2. Approved plans;**
- 3. Facing and roofing materials**
- 4. Boundary treatments**
- 5. Hardstandings**
- 6. Full landscaping scheme to include provision of play facilities, treatment of public right of way, treatment of retaining structures and semi-mature evergreen specimens within the rear gardens of plots 9-26**
- 7. Off-site improvements to public right of way**
- 8. Woodland and open space management plan**
- 9. Arboricultural Method Statement**
- 10. Dimensioned Tree Protection Plan**
- 11. Utilities and services connection plans**
- 12. Waste collection and storage arrangements**
- 13. Provision of access, internal roads, private drives and parking courts**
- 14. Provision of appropriate visibility splays**
- 15. Surfacing materials, surface water drainage and delineation of the parking bays for the parking courts**
- 16. Secure weatherproof parking for the 24 cycles for plots 27 to 44**
- 17. Garages/ car ports retained for vehicle parking**

18. Electric vehicle charging provision
19. Residential Travel Plan Framework
20. Highway & Environmental Construction Management Plan (CMP)
21. Implementation of Noise Mitigation Measures
22. Construction and demolition hours
23. Prior approval of noise assessment for the Pumping Station and Substation
24. Surface water drainage scheme
25. Hydraulic modelling and flood risk mitigation of the existing surface water sewer
26. Water quality pollution mitigation
27. Detailed Sustainable Drainage Strategy
28. Land contamination investigations and mitigation measures
29. Unexpected land contamination
30. Coal mining/ land stability intrusive site investigations and remediation (if necessary)
31. Ecology mitigation and enhancements

B. Should the matters referred to in (A) above not be secured within the above period, then the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to secure sustainable development objectives, or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.