

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
20th JUNE 2023.

Agenda Item 6

Application Ref. 23/00220/REM

Land South West Of Chatterley Valley, Peacock Hay Road, Talke

Since the publication of the main agenda report, the **Lead Local Flood Authority** have provided further comments. They advise that the reserved matters application should not be permitted until a detailed surface water drainage scheme, as required by condition B5 of the hybrid permission, has been approved. This is to ensure that the site has drainage infrastructure designed and in place prior to the construction of any units so that surface water flood risk is being managed on site and every plot developer has an appropriate discharge rate to design their drainage proposals to while ensuring that the whole site strategy works.

Officers Comments

As set out in the main agenda report (at paragraphs 5.3 & 5.4), condition B5 of the hybrid planning permission sought detailed surface water drainage details to be submitted for approval.

Condition B5 has not been satisfied as yet but it is a separate process to this reserved matters application.

Condition B12 of the hybrid consent did require means of surface water drainage to be included in the reserved matters submission and that information has been provided, therefore satisfying the condition.

While it is acknowledged that the LLFA are not fully satisfied with the details, it remains the case that the construction of the units within the plots cannot proceed until Condition B5 has been fully discharged. On this basis it is considered that a suitably worded planning condition can secure the provision of the means of surface water drainage for Plot D1 and the reserved matters application should not be withheld.

Recommendation amended as follows;

PERMIT subject to conditions relating to the following matters:

- 1. Link to outline planning permission and conditions;**
- 2. Approved plans;**
- 3. Facing and roofing materials;**
- 4. Boundary treatments;**
- 5. Hardstandings;**
- 6. Soft landscaping;**
- 7. No external storage;**
- 8. Provision of an acceptable surface water drainage scheme;**
- 9. Provision of car parking, access, servicing and circulation areas as shown on the approved and sustainably drained, hard surfaced in a bound material, lit and marked out prior to the first occupation of the building;**
- 10. Provision of secure, covered and safe cycle parking facilities;**
- 11. Implementation of ecology and habitat mitigation and enhancement measures;**
- 12. Approval does not constitute the LPA's approval pursuant subject of other conditions of the outline planning permission, these needing to be subject of separate application**