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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
28th January 2025

Agenda Item 4

Application Ref. 24/00231/FUL

Land at St Lukes Close, Silverdale

Since the publication of the agenda report additional comments have been received from the **Highway Authority**. They raise no objections subject to conditions regarding a detailed scheme for the remediation and retention of the land off Station Road, a scheme for off-site highway improvements on Station Road, a Construction Environmental Management Plan, construction of vehicular access onto Station Road, cycle parking facilities, surfacing of private driveways, car parking, access, servicing and circulation areas in a bound material, a car park management scheme. A residential monitoring fee of £3,000 is required.

Officer's comments

The scheme proposes 35 parking spaces for 42 units which equates to an 83% provision. While proposed parking levels would be below the maximum number recommended, an analysis of schemes for similar end users demonstrates a parking provision of on average, 57%. This includes Holborn Place in Newcastle which has a 54% provision of parking spaces to apartments. Given the target demographic, it is accepted that this type of scheme is expected to have a lower car ownership level than a standard residential scheme and given that the site benefits from good sustainable transport links and local amenities/facilities within the surrounding area, the level of parking is considered acceptable. A condition requiring a car park management scheme is recommended.

Recommendation

The recommendation in the main agenda report is revised to include additional conditions as follows:

PERMIT subject to the following conditions:

1. **Time limit**
2. **Approved plans**
3. **Materials, boundary treatment and hard surfacing details**
4. **Landscaping scheme**
5. **Hours of construction**
6. **Scheme for the remediation and retention of the land off Station Road**
7. **Scheme for off-site highway improvements on Station Road**
8. **construction of vehicular access onto Station Road**
9. **Surfacing of private driveways, car parking, access, servicing and circulation areas in a bound material**
10. **Car park management scheme**
11. **Construction Environmental Management Plan**
12. **Cycle parking**
13. **Travel Plan**
14. **Tree protection**
15. **Levels**
16. **Contamination**
17. **Recommendations of Preliminary Ecology Appraisal**
18. **Management and delivery of onsite BNG**
19. **Remedial stabilisation works**
20. **Drainage details including Surface Water Management Plan**
21. **Survey of culverted watercourse and remediation if necessary**
22. **Affordable housing provision**

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