

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
7th October 2025

Agenda Item 8

Application Ref. 25/00531/REM

Plot B, Chatterley Park, Peacock Hay Road, Talke

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

The LLFA note that they raise no objections to the proposal subject to conditions relating to the works being completed in accordance with the submitted drainage strategy and the Local Planning Authority being notified of the contact details for the party or parties responsible for management of the maintenance plan.

Officer's comments

Officers note the above response and consider the conditions to be appropriate and reasonable in all other regards

Amended Recommendation

PERMIT the application 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 car parking, access, servicing and circulation areas**
- 9. Provision of secure, covered and safe cycle parking facilities**
- 10. Development to be completed in accordance with Coal Mining Assessment**
- 11. Development to be completed in accordance with the submitted drainage strategy**
- 12. LPA to be notified of future party or parties responsible for management of the maintenance plan**