

PLANNING APPLICATIONS COMMITTEE

12th August 2014

ADDENDUM

Item:

1. AMEND Condition 14 to read:

14. No development shall commence until a drainage management plan has been submitted to and approved in writing by the local planning authority. This plan shall include details of the:

- a. Works to the watercourse.
- b. Proposed clear span crossing.
- c. Permeable surfacing to be used on site.
- d. Underground modular storage unit and associated infrastructure.
- e. Long term maintenance of the ordinary watercourse to the side (northwest) boundary of the application site and the entire surface water system, including underground modular storage unit and trash screen (including arrangements for how the trash screen will be cleaned prior, during and after any high intensity storm event). Such details should include who is responsible for the different elements, the length of any agreement and the maintenance regime to be followed. If the drainage network is to be adopted, details shall be provided of an agreement with the adopting body.
- f. Details of porosity and contamination testing, to be undertaken in accordance with BRE 365, together with a copy of the ground investigation report is to be provided.

No dwelling shall be occupied until the approved details have been provided in accordance with the approved flood risk assessment by RAB consultants (ref. 47065216 and dated 10th February 2014) and drainage management plan. The approved drainage management plan shall subsequently be maintained in accordance with the approved details.

2. ADD: Consultation representations:

NBBC Parks and Countryside, further comments.

2. No objection subject to conditions covering
 - a. All underground services shall be installed in accordance with British standards and trenchless techniques used.
 - b. Noise barriers shall be carefully aligned to ensure any excavations for the footings avoid major tree roots.
 - c. A bat survey should be conducted and development carried out in line with the findings.
 - d. Lighting condition

NBBC Environmental Health, further comments.

2. No objection subject to conditions covering:

- a. The height of the proposed acoustic fence, shall be 2000mm in height above the new level of the private drive.

ADD:

Neighbour representations

Objection recieved from 27 Leyland Road, raising the following points:

1. There are bats using the mature trees in the area.
2. Work will cause noise and vibration which will deter the bats from habituating the area.