

REPORT TO: Development Control Committee

DATE: 14 December 2020

REPORTING OFFICER: Strategic Director – Enterprise, Community and Resources

SUBJECT: Planning Applications to be Determined by the Committee – AB Update List

WARD(S): Boroughwide

PAGE NO.	LIST A*	LIST B**	Updated Information
11	20/00026/OUT		
28		20/00337/OUTEIA	<p>Further Consultee Responses:</p> <p>Following consultation with Natural England it is recommended that a conditions are attached to protect and enhance the Red Brow Cutting SSSI. These shall include a condition to secure a slope stability assessment of the southern side of the Red Brow Cutting SSSI, and a scheme for vibration monitoring during the construction phase within the 50m landscape and ecology management plan. As well as requiring a 10 m undeveloped buffer zone. A second condition is also recommended for a landscape and ecology management plan (LEMP).</p> <p>Following discussions with Highways and Transportation, a specific planning condition is recommended in relation to the submission of details, agreement and implementation of the provision for bus infrastructure within the site. This is to ensure the development can be suitably served by public transport in accordance with Policy TP1 of the UDP.</p> <p>Preston Brook Parish Council have confirmed they have no comments</p>

			<p>to make on the application.</p> <p>Further representations:</p> <p>Four additional representations have been received from local residents reiterating the concerns outlined in the committee report with regards to development of green field land, loss of trees and landscaping, impact on wildlife and habitats, in particular great crested newts, highways impact, effect on Red Brow Lane, lack of need for the development and consultation.</p> <p>Additional Recommended Conditions:</p> <ul style="list-style-type: none"> • Submission and approval of landscape and ecology management plan (LEMP).(GE21 and Policy CS20) • Condition to protect and enhance the Red Brow Cutting SSSI (GE21 and Policy CS20) • Submission of details, agreement and implementation of the provision for bus infrastructure (TP1)
49	20/00355/FUL		<p>Response from the Council's Contaminated Land Officer - The application is supported by the following document:</p> <ul style="list-style-type: none"> • Geo-environmental phase 1 desk study, ref A200715-R01, Adeptus Consulting Ltd, July 2020. <p>The report presents the findings of a desk study, based on basic, readily available information. A site reconnaissance visit was not undertaken, which should be part of a preliminary risk assessment (note the coronavirus situation was not given as a reason for not completing a visit). The general historical background as an industrial site is cited as a potential source of contamination but no information relating to the actual</p>

			<p>nature of processes carried out is included. The site is assessed as being of low to moderate environmental sensitivity.</p> <p>The report is marked as 'draft for comment'. It should not be submitted to Planning in support of an application with that status. However, I have checked with the authoring consultancy and they have confirmed that no changes have been made to the document since its first issue. On that basis I will accept the information.</p> <p>The conclusions of the report are a bit confusing as it recommends, on the basis of the desk study, that further investigations should be carried out in order to appropriately define the potentially significant pollutant linkages. However, it also states that it may be feasible for site-specific engineering mitigation measures to be used to control land contamination risks. I can't see how this can be the case if the hazards aren't known.</p> <p>As the level of risk identified at the desk study is low/moderate, with the low sensitivity of the site, I do not object to the proposals, but if the permission is granted it should be conditioned to require the investigation and assessment of the site. This should also include a remediation strategy and verification reporting as necessary (dependent upon the results of the investigation).</p>
58		20/00371/FUL	<p>Updated drainage information has been provided by the applicant in line with requests made by the Council's Lead Local Flood Authority and United Utilities.</p> <p>Response from the Council's Lead Local Flood Authority:</p> <ul style="list-style-type: none"> - The site is 0.66ha, it is a Greenfield site. - The proposed development is

			<p>for erection of a building to be used as offices (Use Class B1) and as a self-storage facility (Use Class B8), plus associated landscaping, improved access, and other associated works. This would likely increase the hardstanding area currently on site.</p> <ul style="list-style-type: none"> - The planning application is supported by a flood risk assessment (OTH_DRR-JBAU-XX-XX-RP-HM-A1-C01-FRA_Report (App).pdf) and a proposed drainage strategy (PLAN_13647-BKP-ZZ-XX-DR-C-500_P06 - Proposed Drainage.pdf). - The FRA indicates the closest watercourse is Bowers Brook, 30m to the west of the site and the Environment Agency Flood Map for Planning indicates the proposed development site lies within Fluvial Flood Zone 1. - The Environment Agency Long Term Flood Risk Maps show the site to have a two areas Surface Water Flood Risk. The FRA indicates there is a large area to the south east of the site is shown to be at high risk of surface water flooding, this is thought to be due to low lying topography within this area of the site, there is also a small area to the north west of the site shown to be at low risk. The Flood Risk Assessment indicates the site is assumed to have no existing drainage system which could help to mitigate the risk of flooding currently seen. - The Flood Risk Assessment indicates historical sewer flooding has been recorded within the local area of the site, however no site specific information is available and therefore sewer flood risk is classed as low. The FRA also classes the flood risk from groundwater and reservoirs to
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			<p>be low to negligible.</p> <ul style="list-style-type: none">- With regards to mitigating the surface water flood risk to and from the development the FRA recommends Finished Floor Levels to be set to a minimum of 11.83m AOD which is 300mm higher than the 1 in 1000year flood level on site and over 600mm greater than the 100year + climate change peak water level from Bowers Brook.- The FRA indicates there is vehicular safe access and egress to and from the site up to the 30 year storm event, however there is pedestrian safe access and egress available up to the 1000 year storm event. It recommends the site to be closed during severe weather forecasts to ensure safe access and egress.- Based on the Halton Borough Council SFRA the site does not lie within Critical Drainage Area.- The applicant has provided document 13647-BKP-GreenfieldRunoffRates which indicates runoff rates for the site would be as follows post development: 1 in 1 year 5l/s, 1 in 30 year 6.6l/s, 1 in 100 year 8l/s. This would require 288m³ to be attenuated during the 1 in 100 year event and 311m³ required for the 1 in 100 year +40% Climate Change.- The drainage strategy proposes to drain to public sewer, restricting the flow to 2l/s using a hydrobrake and providing attenuation through an underground storm water attenuation tank for all storm events up to the 100 year + 40% Climate Change event. This would provide 312m³ of storage and the tank would be approximately 1.5m deep.- The applicant has provided the document 13647-BKP-Calculations which indicate the drainage system would
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			<p>attenuate flows through to the 1 in 100 year event with some flooding at manhole SW08 during the 1 in 100 year +40% Climate Change event.</p> <ul style="list-style-type: none"> - The Drainage strategy indicates the viability of infiltration / SUDS method of drainage is to be confirmed by soak away testing and ground investigation report. In order to satisfy the LLFA that the drainage hierarchy has been followed the testing would be required prior to development of the land. <p>Based on the above, the LLFA is satisfied that the applicant has considered flood risk to and from the site and has a clear strategy to drain the site. The current drainage strategy does not currently follow the drainage hierarchy and therefore the LLFA request the following condition should the planning authority be minded to approve on this basis.</p> <p>No development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme in accordance with the SUDS hierarchy have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:</p> <p>a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by, or connection to any system adopted by, any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.</p> <p>Response from United Utilities: Our initial response requested</p>
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			<p>additional information prior to determination regarding our wastewater assets within the site, which has resulted in dialogue between ourselves, the Local Planning Authority and the applicant regarding the approach to ensuring their proposals do not impact any of our assets. This included the provision of plan referenced 10848 PLA L10 A, which is attached alongside this letter for reference. We can confirmed that we are happy with the submission of the plan and happy to discuss required protection measures as part of the condition discharge process.</p> <p>We can therefore confirm that United Utilities are happy to withdraw their objection to the above application should construction details be agreed prior to commencement of any development on site. We're happy to remove our objection subject to a pre-commencement condition being attached to the decision notice.</p> <p>The above suggested conditions relating to drainage are therefore recommended together with an additional condition restricting external storage.</p>
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* **LIST A** - items are that are not considered to raise significant issues that require further explanation. Members have a full report and these items are not anticipated to initiate further discussion. List A items are considered at the start of the meeting unless a Member specifically requests that an item be moved to List B.

** **LIST B** - items which are considered to raise more potentially significant issues, that may warrant further update, explanation, discussion or other announcement. List B items may also have speakers registered who wish to address the committee.

Note:- Background Papers

With respect to all applications to be determined by the Committee, the submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection by contacting Dev.control@halton.gov.uk in accordance with Section 100D of the Local Government Act 1972.