INTERNAL CONSULTATION RESPONSE

Regulatory Services and Health
Cheshire East Council
Tel: 0300 123 5015 / E-mail: environmentalprotection@cheshireeast.gov.uk

SITE LOCATION	Wynbunbury Road, Walgherton, Nantwich, CW5 7NG
APPLICATION No.:	**18/1155N**
PROPOSAL:	Reserved matters application for access, appearance, landscaping, layout and scale on application 15/4102N - Outline Application for erection of a single dwelling.
TO:	Cheshire East Planning
PLANNING OFFICER:	Gemma Horton
DATE:	28/03/2018

Regulatory Services and Health has considered this application and makes the following comments:

The following recommendations DO NOT constitute planning conditions, however they are intended to provide sufficient information to guide planning officers to adequately word conditions which are in compliance with para 206 of the NPPF.

Where a planning officer considers that the recommendations should be substantially altered, or not included in any final decision notice, it is strongly recommended that contact be made with the relevant officer in the team.

Where the application is outline, this service reserves the right to make additional comments on future reserved matters applications.

AMENITY & QUALITY OF LIFE COMMENTS
Margaret Hopley **Tel: 01270 686603**

No Comments

AIR QUALITY COMMENTS
Martin Brown **Tel: 01270 (6)86009**

Policy SE12 of the Local Plan states that the Council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality. This is in accordance with paragraph 124 of the NPPF and the Government's Air Quality Strategy.

When assessing the impact of a development on Local Air Quality, this office has regard to (amongst other things) the Council's Air Quality Strategy, the Air Quality Action Plan, Local Monitoring Data and the EPUK Guidance "Land Use Planning & Development Control: Planning for Air Quality May 2017)

This reserved matters proposal is for the erection of a single dwelling. At the outline stage this office did not place any conditions on the application. However, in the period since there has been an increased impetus from Cheshire East Council to provide Modern Ultra Low Emission Vehicle technology infrastructure on new developments. This is to allow home charging of electric vehicles in new, modern, sustainable properties with the intention of improving air quality. With this in mind, this office would place the following informative for the developer to follow should they wish to do so:

Electric Vehicle Infrastructure

- Prior to first occupation of each unit, the developer may provide Electric Vehicle Infrastructure to the following specification:
    - A single Mode 2 compliant Electric Vehicle Charging Point per property with off road parking. The charging point shall be independently wired to a 30A spur to enable minimum 7kV charging.

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The infrastructure shall be maintained and operational in perpetuity.

Reason: In accordance with paragraph 35 of the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life with respect to Local Air Quality and in accordance with minimum good design standards as set out In the EPUK Guidance Land-Use Planning and Development Control: Planning for Air Quality.

CONTAMINATED LAND COMMENTS
Niall Martin Tel: 01270 (6)86725

The Contaminated Land team has no objection to the above application subject to the following comments with regard to contaminated land:

- Residential developments are a sensitive end use and could be affected by any contamination present or brought onto the site.
- The report submitted in support of the application (Demeter Environmental Ltd report 18-01-11 Revision 0, January 2018) recommends gas protection measures are incorporated into the building design.

As such, and in accordance with the NPPF, this section recommends that the following conditions, reasons and notes be attached should planning permission be granted:

CONDITION

(a) Any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping shall be tested for contamination and suitability for use prior to importation to site.

(b) Prior to occupation, evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the LPA.

CONDITION

If, during the course of development, contamination not previously identified is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made and appropriate remediation implemented in accordance with a scheme also agreed in writing by the Local Planning Authority. Prior to first occupation/use of the development, confirmation should be provided to the LPA that no such contamination was found, and if so what remedial measures were agreed and implemented.

CONDITION

Prior to the development commencing, plans and supporting information with regards to gas protection measures must be submitted to and approved in writing by the Local Planning Authority. These approved measures must then be installed in line with the manufacturer's instructions. Prior to the first use of the property, verification of the installation shall then be undertaken by a suitably qualified person and a Verification Report shall be submitted and approved in writing by the LPA.

REASON RCLC1

To ensure the development is suitable for its end use and the wider environment and does not create undue risks to site users or neighbours during the course of the development.

REASON RCLC5

The actions are considered necessary as a result of a proposed change of use to a more sensitive land use.

INFORMATIVE NCLC1

- The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2012 and the current Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

This section has used all reasonable endeavours to recommend the most appropriate measures regarding potential contamination risks. However, this recommendation should not be taken to imply that the land is safe or otherwise suitable for this or any other development.

If you have any queries, please contact the relevant Officer.