

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Application Number	PL/2022/01508/DIS
Address	Cheswick Green Primary School Cheswick Way Cheswick Green Solihull B90 4HG
Proposal	Discharge of conditions 3 (materials), 5 (walking bus), 10 (Construction Management Plan)11(drainage), 12 (drainage), 20 (temporay vehicular access), 21(Construction Environmental Management Plan), 22 (external lighting) and 23 (works contractors compound / new playing field land) on PL/2021/01418/PPFL
Case Officer	Matt Preece

Date comments sent	Tuesday, 09 August 2022
Name of consultee department	Ecology
Consultation response author	Mariya Tarnavska

No Comments	<input type="checkbox"/>
No Objection	<input type="checkbox"/>
No Objection Subject to Conditions	<input type="checkbox"/>
Objection	<input type="checkbox"/>
Further information Requested	<input checked="" type="checkbox"/>

Comments: (Please explain the reason for your response)
<p>Thank you for your consultation on this application.</p> <p><i>Condition 21 – Construction and Environmental Management Plan (CEMP)</i> I have viewed the Planning Considerations document produced by Manton Building Contractors. It appears that the CEMP was written without an ecologist’s input. I recommend that appropriate safeguarding measures for species are included. Until this is provided, I cannot recommend the discharge of condition 21.</p> <p><i>Condition 22 - Lighting</i> I have viewed the Schedule of Luminaires document produced by Faarup Associates Ltd in July 2021 and Lighting drawings (Drawing No. 17011-FAA-ZZ-GF-DR-E-1003-A5 and 17011-FAA-ZZ-GF-DR-E-1004-A5). Further information with regard to the emergency lighting (E4) is required. Please can it be clarified whether it will be switched on during the night or triggered by movement when necessary.</p>
Further information required (if applicable): (Please explain the reason for your response)

--

Amendments recommended (if applicable):

(Please explain the reason for your response)

-

Recommended conditions (if applicable):

(Please provide justification for any pre-commencement conditions)

If the application is to DISCHARGE CONDITIONS, please confirm the list of documents you are approving below:

-
-
-

If the application requires a S106 contribution/ requirement, please include the following information:

Please note: The legal tests for when a S106 contribution can be requested are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended). The regulations and guidance can be viewed here:

<https://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/122> and <https://www.legislation.gov.uk/ukdsi/2010/948/contents/made> and <https://www.gov.uk/guidance/planning-obligations> and

The tests are:

1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.

• Contribution description	
• Contribution amount £ (if applicable). Please provide justification.	
• Trigger point for payment (i.e. upon commencement of development, upon first occupation, upon 50% occupation...)	
• Trigger point for works to be undertaken (if applicable)	