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Project:
MR D McDonagh - Land to the North of
Sunny View, Dunkirk Way, Backford,
Chester, CH1 6LZ.

By:
MCC

Date:
4/9/2023
Revision:

PLANNING CONDITIONS DISCHARGE STATEMENT

APPLICATION SITE: **LAND TO THE NORTH OF SUNNY VIEW, DUNKIRK WAY, BACKFORD, CHESTER, CH1 6LZ.**

PROPOSED DEVELOPMENT: **DISCHARGE OF CONDITONS 4, 5, 6, 7, 8, 10, 11, 12 & 13 ATTACHED TO PLANNING DECISION 22/02273/FUL**

APPLICANT:- **MR D MCDONAGH**

PLANNING AGENT:- **MR MIKE CARR MSc MRTPI – MAT DESIGN LIMITED**

DATE:- **SEPTEMBER 2023**

1. INTRODUCTION

This Planning Conditions Statement has been prepared by MAT Design Limited on behalf of Mr D McDonagh and forms part of the conditions discharge application submission to Cheshire West & Chester Council that proposes to agree and seek to discharge planning conditions 3, 4, 5, 6, 7, 8, 10, 11, 12 & 13 that were attached by the planning application decision 22/02273/FUL made on 22nd May 2023.

2. PLANS AND INFORMATION PRESENTED TO SUPPORT THIS PLANNING APPLCIATION

The following plans have been prepared to support the consideration of this application:-

- 01 – The site location plan;
- 03 - Proposed site plan rev B - September 2023
- Imagery, documents and technical information to support the;
- The supporting Planning Conditions Discharge Statement.

3. CONDITIONS TO BE DISCHARGED

The conditions that we propose to discharge are 3, 4, 5, 6, 7, 8, 10, 11, 12 & 13 that were attached by the planning application decision 22/02273/FUL made on 22nd May 2023.

A copy of the decision notice has been attached to this application, which sets out the full details of each condition and the reasons that the LPA considered that those conditions were reasonably related to control the planning permission

4. CONDITON 3

Please see the revised site plan showing the highway access work specifications.

5. CONDITION 4

Sewage – Given that there are no stable connection points available, and that the site is currently served by septic tank arrangements, a sealed 3800 ltr Kalrgester Septic Tank provides the site sewage arrangements. We consider that this is the most sustainable and most suitable option for this site and the site pitches, as there is no suitable discharge point for a package sewage treatment plant onto a suitable discharge bed.

The details of the tank are attached to the application.

6. CONDITION 5

Small 10 watt battery operated lights are to be attached to each of the static homes. There is no other external lighting proposed as part of this application.

The details of the lights are attached to the application.

7. CONDITION 6

Sustainable surface water drainage – An engineers report has been prepared that assesses the surface water drainage within the site.

The report is attached to the application.

8. CONDITION 7

Soft landscaping and tree planting – Please see the revised site plan and the recommendations in the Preliminary Ecological Appraisal.

In terms of the site planting programme, and taking into account the site layout, ground conditions and topography, we intend to utilise a combination of Honeysuckle & Ivy Climbers, along with a mix of ferns that will be planted inside the site fence that has been approved.

On the opposite (outer side of the fence), we intend to form a hedgerow boundary to the outer side of the fence. This will consist of Hawthorn, Blackthorn, Holly & Hazel.

9. CONDITION 8

Details of measures for the protection of trees – Please see the Tree Report attached to this application.

10. CONDITION 10

Biodiversity enhancement measures – Please see the revised site plan and the recommendations in the Preliminary Ecological Appraisal.

In terms of the site planting programme, and taking into account the site layout, ground conditions and topography, we intend to utilise a combination of Honeysuckle & Ivy Climbers, along with a mix of ferns that will be planted inside the site fence that has been approved.

On the opposite (outer side of the fence), we intend to form a hedgerow boundary to the outer side of the fence. This will consist of Hawthorn, Blackthorn, Holly & Hazel.

In terms of additional biodiversity enhancement measures, when one considers the development as a whole, there are no opportunities to introduce Bat, Breeding Bird Boxes or Bee Bricks.

However, we consider that there may be enhancement opportunities to include enhancing the site for Hedgehogs and/or providing deadwood and other semi-natural provisions.

We have not identified these elements on the revised site plan and we are happy to accept any positive advice from the LPA Ecologist with regarding to the above, and to the advice in the Preliminary Ecological Appraisal.

11. CONDITION 11

Details of refuse and recycling storage and management arrangements - Please see the revised site plan.

The application site has now received 3 addresses and are known as 1, 2 & 3 Primrose Caravan Park, Dunkirk Way, Backford, Chester. CH1 6LZ. These addresses are to be used for Council tax and bin collection by the Council

12. CONDITION 12

Facilities for secure and covered storage of 6 bicycles - Please see the revised site plan.

13. CONDITION 13

Electric car charging point - Please see the revised site plan and details attached to the application