

AMENDMENT SHEET

**Planning Committee
17 August 2017**

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

7.1 170621 – Land off Butt Road, Colchester

Consultations

Highway Authority has confirmed they have no adverse comments of the revised drawings provided any planning permission is subject to the proposed planning obligations and conditions.

ECC SUDS has confirmed having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the granting of planning permission subject to conditions:

Urban Designer comments “I am happy to support the application (subject to some detailed conditions), which is generally of good design as required by the NPPF and positively translates local guidance including the Garrison masterplan, and in response to the specific setting. The applicant has worked hard to address what is a challenging site and context, informed by local planning authority advice and a partnership approach. Proposals are now agreeably improved, with a good mixing of contemporary and historic influences, design integrity, the building is broken down into distinct well-formed elements, the fenestration has a logical structure, and the layout cleverly integrates parking, servicing and private amenity space. Particularly pleasing is the considerate integration of the ‘neighbourhood centre’ use and green, which will complement the existing grouping of local shops (including by offering choice to the existing Sainsburys) and green space to provide a more complete village-like centre at the heart of the community, sustainably anchored by the key local movement node (convergence of Butt Road, Goojerat Road, Layer Road and Drury Road) which generates considerable footfall. This embraces the Garrison masterplan concept for a more walkable neighbourhood centred on neighbourhood centres which in turn will reduce vehicular traffic. It should be noted that although some customers will be arriving by car, these will generally be passing trade given the store location and format. The site is in a urban location with good access to local amenities in addition to the neighbourhood centre, including the town centre approximately 1km away and with Butt Road bus stop a stones throw away. Nevertheless, I understand car parking fully meets adopted

standards for the residential use and dedicated parking for the neighbourhood centre use exceeds that normally provided for a store of this location and format, noting only maximum standards apply for commercial uses. This should allay local resident fears and in practice might additionally help address reported parking issues relating to nearby Hamilton Primary School.

Conditions

Condition 2 add drawing numbers 17769-P04_H, P05_H, P06_D, P07_I, P08_H, P10_C, P11_B.

Condition3 add balconies, pilasters, dummy windows and all architectural features and detailing.

Omit condition 7 duplicated in condition 19

Condition 14 wording to be revised as follows

No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Limiting discharge rates to a maximum of 5l/s from the site for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change.
- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event. Any storage devices should have suitable half-drain times.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.
- If infiltration is proposed anywhere on site it must be ensured that surface water does not infiltrate through contaminated ground.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

To ensure the effective operation of SuDS features over the lifetime of the development.

To provide mitigation of any environmental harm which may be caused to the local water environment

Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

Condition 15 add the following to the reason

Failure to provide the above required information before commencement of works may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

New Condition

No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason: The National Planning Policy Framework paragraph 103 and paragraph 109 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution.

Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

Correction

Page 31 4.4 5th line should say a small 4 storey glazed link

Page 53 17.1bullet point 3 after Open Space Sport & Recreation add a Landscape Scheme to be submitted for Approval prior to commencement of development, to be implemented prior to first occupation, Area to be maintained by a Management Company (details to be agreed with LPA) and to be available for public access in perpetuity.

Representations

Since the report was prepared 5 further representations have been received 2 objections 1 general comment and 2 letters of support.

Objection; no new issues

Support and General comment; Looks attractive, post box would be useful, zebra crossing a good idea, Massive improvement.