

Town & County Planning (Environmental Impact Assessment) Regulations 2011

Regulation 24 Statement for permission ref. nos:

SMD/2016/0378 : Outline application with some matters reserved for the erection of a high quality leisure development comprising holiday lodges; a new central hub building (providing swimming pool, restaurant, bowling alley, spa, gym, informal screen/cinema room, children's soft play area, cafe, shop and sports hall); cafe; visitor centre with farm shop; administration building; maintenance building; archery centre; watersports centre; equipped play areas; multi-sports area; ropewalks; car parking; and managed footpaths, cycleways and bridleways set in attractive landscaping and ecological enhancements (re-submission of Planning Application SMD/2014/0682)

At: Moneystone Quarry, Eaves Lane, Whiston

In accordance with Regulation 24(1)(c) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, this statement sets out the following:

- (i) The content of the decision and any conditions attached to it;
- (ii) The main reasons and considerations on which the decision is based including, if relevant, information about the participation of the public;
- (iii) A description, where necessary, of the main measures to avoid, reduce and, if possible, offset the major adverse effects of the development; and
- (iv) Information regarding the right to challenge the validity of the decision and the procedures for doing so.

Regulation 24(1) (c) (i) The content of the decision and any conditions attached thereto:

Refer to decision notice, conditions and Section 106 Legal Agreement for:

SMD/2016/0378 Outline application with some matters reserved for the erection of a high quality leisure development comprising holiday lodges; a new central hub building (providing swimming pool, restaurant, bowling alley, spa, gym, informal screen/cinema room, children's soft play area, cafe, shop and sports hall); cafe; visitor centre with farm shop; administration building; maintenance building; archery centre; watersports centre; equipped play areas; multi-sports area; ropewalks; car parking; and managed footpaths, cycleways and bridleways set in attractive landscaping and ecological enhancements (re-submission of Planning Application SMD/2014/0682)

At: Moneystone Quarry, Eaves Lane, Whiston

A copy of the decision notice (which lists the conditions) and Section 106 Legal Agreement is available at

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=105096>

A copy of the Committee Report is available at

<http://www.staffs Moorlands.gov.uk/sm/your-council/meetings-agendas-and-minutes/planning-applications-committee>

Regulation 24(1) (c) (ii) – The main reasons and considerations upon which the decisions are based:

The decision has been reached taking into account the environmental information contained within the Environmental Statement dated June 2016, the consultation responses received in respect of the application, the officer advice set out in the Planning Applications Committee Report dated 15th September 2016 and the associated update report which is available to view at <http://www.staffsmoorlands.gov.uk/sm/your-council/meetings-agendas-and-minutes/planning-applications-committee> and matters raised orally at the committee meeting.

Considerable importance and weight was given to the limited harm found to the setting of the listed buildings at Little Eaves Farm and Barn and the conflict with relevant development plan policy as a result. Harm to highway safety and conflict with relevant development plan policy as a result was weighed in the balance. Taking into account proposed mitigation and detailed design, landscape and visual impact was judged to be acceptable as were other relevant matters. Planning application ref. SMD/2016/0378 was approved subject to conditions and a planning obligation on the basis that the proposed development is in accordance with the adopted development plan taken as a whole and is a proposal for sustainable development.

Regulation 24(1) (c) (iii) – A description, where necessary, of the main measures to avoid, reduce and, if possible, offset the major adverse effects of the developments.

Permission reference no. SMD/2016/0378

The proposals have been the subject of an Environmental Impact Assessment (EIA). The main subject areas which have been assessed and mitigation proposed are highlighted in the Planning Applications Committee Report available at <http://www.staffsmoorlands.gov.uk/sm/your-council/meetings-agendas-and-minutes/planning-applications-committee> and include as follows:

Highways and Access

Refer to Chapter 13 and Appendix 13.1 and 13.2 of the Environmental Statement and Conditions 6, 12, 16, 21 – 26, 35 of the Decision Notice. The main measures to avoid, reduce and, if possible, offset the major adverse effects of traffic generated by the development include off site highway works at the junction of the A52 with Whiston Eaves Lane, the restriction of right turns out of the site and a Travel Plan Framework to encourage sustainable modes of travel for both staff and visitors.

Landscape and Visual Impact

Refer to Chapter 8 and Appendix 8.1 and 8.2 of the Environmental Statement and Conditions 1, 4, 6, 9, 10, 11, 13, 14, 17, 20, 35, 41-44 of the Decision Notice. The main measures to avoid, reduce and, if possible, offset the major adverse effects on character and appearance include restricting development to least sensitive locations within the site (approved Parameters Plan), restricting heights of buildings (approved Parameters Plan), securing appropriate design at reserved matters,

securing through conditions tree protection measures, a structural landscaping scheme, a Construction Environment Management Plan and a lighting scheme

Ecology

Refer to Chapter 9 and Appendix 9.1, 9.2 and 9.3 of the Environmental Statement and Conditions 4, 6, 9, 10, 12, 18, 19, 20, 29, 44 of the Decision Notice

The main measures to avoid, reduce and, if possible, offset the major adverse effects on ecology include securing a Construction Ecological Management plan and a Habitat Management Plan, the latter will enhance biodiversity through the enhancement/restoration of lowland grassland, the management and enhancement of existing woodlands and the planting of new hedgerow.

Archaeology and built heritage

Refer to Chapter 10 and Appendix 10.1 and 10.2 of the Environmental Statement and Conditions 1, 4, 6, 11, 13, 20, 44, 47, 48 of the Decision Notice. The main measures to avoid, reduce and, if possible, offset the major adverse effects on heritage assets include restricting development to least sensitive areas of the site (Parameters Plan), restricting heights of buildings (Parameters Plan) and securing a structural landscaping and Archeological Watching Brief/Earthwork survey.

Flooding/flood risk

Refer to Chapter 12 and Appendix 12.1 of the Environmental Statement and Conditions 27-30 of the Decision Notice. The main measures to avoid, reduce and, if possible, offset the major adverse effects on flooding/flood risk include securing a foul and surface water drainage scheme which uses holding sustainable drainage techniques and improves water quality.

Ground conditions/contamination/air quality

Refer to Chapters 11 and 14 and Appendices 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6 of the Environmental Statement and Conditions 36, 37, 38, 39, 40 of the Decision Notice. The main measures to avoid, reduce and, if possible, offset the major adverse effects on ground condition/contamination/air quality include securing further risk assessments to identify and assess the extent of contamination and secure remediation where necessary.

Waste management

Refer to Chapter 16 of the Environmental Statement and Conditions 35 and 45 of the Decision Notice. The main measures to avoid, reduce and, if possible, offset the major adverse effects on waste include securing a Construction and Environmental Management Plan Statement and a Site Waste Management Plan.

Residential amenity/noise

Refer to Chapter 15 and Appendices 15.1, 15.2, 15.3 and 15.4 of the Environmental Statement and Conditions 10, 31, 33, 34, 35, 45, 46 of the Decision Notice. The main measures to avoid, reduce and, if possible, offset the major adverse effects on residential amenity/noise include conditions to secure a scheme for the containment of operational related noise for buildings, restrict outside amplification of sound, control sound levels from any plant and machinery installed and secure a Construction and Environmental Method Statement to amongst other matters control pile driving operations and a Dust Management Plan.

Regulation 24(1)(c)(iv) – information regarding the right to challenge the validity of the decision

The decision to grant planning permission can be challenged by way of bringing a claim for judicial review. Any person wishing to do so must file a claim form not later than six weeks after the grounds to make the claim first arose. Refer to the notice accompanying the planning decision notice in respect of the applicants' right to appeal to the Secretary of State against a decision to grant planning permission subject to conditions.