

Tom Robinson
JLL
Landmark 1 Oxford Street
Manchester
M1 4PB

Mr Brown
Aldi Chester High Road
Neston
CH64 3TS

Application no: NMA/2021/0015

Determined on: 25th May 2021

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

Former Meadows School Site Meadows Way Biddulph Staffordshire

Description of Proposal:

Minor amendments to landscaping and layout and alterations to Electric Vehicle Charging Point details

In pursuance of its powers under the above Act, the Council hereby **Approves** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 29/04/2021 and plans accompanying the application numbered 102K, 107L and V2947 L01Q.

The conditions are amended as follows:-

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

100B Location plan
101C Existing site plan
102K Proposed site plan
103A Proposed GA plan
104D Proposed elevations
105A Roof plan
106B Roller shutter detail
107L Boundary treatment
V2947 LO1 Q Landscape plan
114 Site sections
2947 NES 120 Tunstall road elevation detail
388-01/GA-03 C. Site Access Arrangements
5558/G/102B. External lighting

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance

with the National Planning Policy Framework

Condition 12

Measures for improving Air quality shall be provided as follows before the store hereby permitted is first opened to the public:-

- a) Provision for 12 cycle stands (6 Sheffield loop stands)
- b) Provision in store of staff changing facilities and staff lockers
- c) Provision of four EVC points within the car park – installed and fully operational with four designated parking bays suitably marked for EVC use
- d) A plan submitted to the LPA for written approval showing details of the location of a further 16 EVC points and confirmation/evidence that the necessary infrastructure has been installed for these
- e) All charging points shall be maintained for the lifetime of the development including where appropriate undertaking repairs, replacement of charge points for equivalent (charge rate) points or upgrades to meet the latest standards or charge rates.

Reason:- To protect the local residents from air pollution and breaches in local air quality objection

Condition 23 Tree protection and landscaping

The planting scheme shown on Vector Landscape Plan Drg. No. V2947-L01 Rev Q submitted in support of the application hereby approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) and suitable seeding season following completion of the development hereby approved. The trees, shrubs, herbaceous plants and grass planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting to ensure successful establishment. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season. At all times during the operational lifetime of the development hereby approved, provision shall be made for the proper maintenance of all landscaped areas within the store site, car park, service yard and pocket park including hedges, shrub beds, trees and grassland, hard landscaping features and furniture, commensurate with their nature and purpose, and to include routine clearance of litter.

Reason:- In the interests of the character and appearance of the area

The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notice approving planning application SMD/2020/0301 and that any conditions attached to that permission still apply unless otherwise amended above.

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework (February 2019). The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 96A of the Town and Country Planning Act 1990.
2. The application is approved in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
3. This application is approved and may be subject to conditions from the original decision notice. It is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.staffsmoorlands.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - a. If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b. Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Any other conditions on this approval must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.