

## Development Control Committee – 6 September 2023

### Update Sheet

#### Item 5 - Planning Application LCC/2022/0049 – Cottam Railway Station

##### Recommendation

Condition 1 – The applicant has requested that the implementation timescale in condition 1 be amended to 5 years rather than 3 years as currently worded. This development may need to be the subject of a compulsory purchase order process in which case the three-year timescale is considered to be too short.

Condition 8 – the document reference numbers are incorrect; the condition should read:

No development except for site clearance works shall commence until a detailed surface and foul water sustainable drainage strategy for the site has been submitted to and approved in writing by the County Planning Authority. The drainage strategy shall be based upon the information contained within the site-specific flood risk assessment ref B2327FEF-JAC-EWE-00-RP-ENV-0001 revision P03 produced on 05/08/2022 by Jacobs and surface water sustainable drainage strategy documents 'CLM07 DRAINAGE STRATEGY CATCHMENT TABLES (50% Climate Change - QBAR Runoff) (REVISED 10-11-2022).xlsx' and drawing ref CLM07-LCC-DEV-0500-0001 Revision B and shall include details of the following:

The rest of the condition remains unchanged.

Condition 17 – The applicant has requested that the condition be reworded as follows:

'No development *of the railway station building* shall take place until details of the building materials to be used for the external elevations and the roof of the railway station building have been submitted to the County Planning Authority and approved in writing. Thereafter, only those materials approved by the County Planning Authority shall be used'. (Additional words in italics).

This is considered acceptable in order to allow construction of the other aspects of the development (access road and canal bridge) to commence before detailed design of the station building.

Condition 22 – It is recommended that the condition be amended to the following in order to clarify the information required:

No development shall take place until a construction environmental management plan has been submitted for approval in writing by the County Planning Authority.

The scheme shall include a scheme of environmental protection measures for bats, hedgehogs and aquatic ecology. The scheme shall include protection measures,

proposed precautionary methods of working and details of preconstruction surveys and methodologies.

The development shall proceed at all times in accordance with the approved measures.

The proposed precautionary measures of working and mitigation measures set out in the Environmental Statement in respect of the identified species of principal importance shall be adhered to at all times throughout the development.

Reasons: In the interests of biodiversity mitigation and to conform with policy 22 of the Core Strategy and Policy EN2 of the Preston Local Plan.