

# Appendix 3: 10/3297M

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## **DECISION NOTICE**

### **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

Application No: **10/3279M**

Particulars of Development

**NON MATERIAL AMENDMENT TO APPLICATION 08/0791P - DEMOLITION OF ALL BUILDINGS EXCEPT THE MILL. CONVERSION OF MILL TO 24NO. APARTMENTS AND ERECTION OF 24NO. APARTMENTS AND 18NO. TOWNHOUSES WITH ASSOCIATED LANDSCAPING AND CAR PARKING**

Location

**INGERSLEY VALE WORK, INGERSLEY VALE, BOLLINGTON, MACCLESFIELD**

For - **INGERSLEY VALE LLP**

In pursuance of its powers under the above Act, the Council hereby APPROVES the proposed minor amendment for the above development in accordance with the application and accompanying plans submitted by you, subject to the following amended conditions:

11. Prior to the commencement of development, excluding demolition, a scheme of sound insulation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the buildings including windows, openings and ventilation. The approved details shall be implemented in full before the building is first occupied and shall be retained at all times thereafter.

Reason: To ensure adequate levels of residential amenity and to comply with policy DC3 of the Macclesfield Borough Local Plan 2004.

17. The following drawings and details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, excluding demolition, unless an alternative timetable is first agreed in writing by the Local Planning Authority:
  - (i) detailed plans to a scale of not less than 1:500 showing the proposed highway layout, including dimensions of carriageway, footway, footpath, cycleway, bridleway, verge widths and visibility splays, the proposed buildings and site layout, the proposed floor levels, access roads and the drainage and sewerage system;

- (ii) longitudinal sections along the centre line and channel lines of each proposed road showing the existing ground level and proposed ground level, and full details of surface water drainage proposals;
- (iii) a typical highway cross-section showing a specification for the types of construction proposed for carriageways and footways / footpaths / cycleways/ bridleways;
- (iv) detail of all proposed street lighting, signage and markings. The development shall thereafter be carried out in full compliance with the approved drawings and details and the development shall not be occupied until the road layout has been constructed in accordance with the approved plans.

The development shall thereafter be carried out in full compliance with the approved drawings and details and the development shall not be occupied until the road layout has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety and to ensure that adequate access is provided for the approved development and to comply with policy DC6 of the Macclesfield Borough Local Plan 2004.

- 20. The demolition phase of development shall be carried out in accordance with the submitted method statement for the movement of plant and lorries on and off site, received by the Local Planning Authority on 23 August 2010. Prior to the commencement of works, following demolition, involving the movement of materials in bulk to or from the site, facilities shall be provided as agreed with the Local Planning Authority, to prevent the deposition of extraneous matter (mud, debris, etc) on the public highway and shall thereafter be retained and used whenever the said operations are carried out.  
Reason: In the interests of highway safety and to comply with policy DC6 of the Macclesfield Borough Local Plan 2004.
- 21. Prior to the commencement of development, excluding demolition, a method statement shall be submitted to and approved in writing by the Local Planning Authority, which outlines the method of construction, details of deliveries to the site during construction, how and where materials will be unloaded and details of where contractor's vehicles will park. The development shall then be constructed in complete accordance with the method statement.  
Reason: In the interests of highway safety to minimise disruption to vehicular traffic/pedestrian routes and to protect the residential amenity of local residents and to comply with policies DC3 and DC6 of the Macclesfield Borough Local Plan 2004.
- 25. Prior to the occupation of the development hereby approved, facilities for the disposal and storage of any refuse/recyclable materials, including details of any bin stores, shall be provided in accordance with detailed plans showing the location, design and materials proposed, which have first been submitted to and approved in writing by the Local Planning Authority. Approved facilities shall be available for use prior to the development being occupied and shall be permanently retained thereafter, unless otherwise first approved in writing by the Local Planning Authority.  
Reason: In the interests of public health, visual amenity and highway safety and to comply with policies DC3 and DC6 of the Macclesfield Borough Local Plan 2004.

26. Details of the proposed ground levels and the level of proposed floor slabs shall be submitted to the Local Planning Authority before any development on the site first commences, excluding demolition. Details which receive the written approval of the Local Planning Authority shall be implemented in full, unless alternative details are otherwise approved in writing by the Local Planning Authority.  
Reason: To ensure that any change in ground level is acceptable given the nature of the site and adjoining uses and to comply with policies BE1, BE3 and DC1 of the Macclesfield Borough Local Plan 2004.
29. No development, excluding demolition, shall commence on site until a detailed woodland management plan and habitat management plan have been submitted to and approved in writing by the Local Planning Authority. The management plans shall be implemented as approved.  
Reason: To ensure appropriate landscaping and ecological protection/management having regard to policies NE11, DC8 and DC9 of the Macclesfield Borough Local Plan 2004.
31. Prior to the commencement of development (excluding demolition):  
(a) A Phase II investigation shall be carried out and the results submitted to, and approved in writing by, the Local Planning Authority (LPA)  
(b) If the Phase II investigations indicate that remediation is necessary, then a Remediation Statement shall be submitted to, and approved in writing by, the LPA. The remediation scheme in the approved Remediation Statement shall then be carried out  
(c) If remediation is required, a Site Completion Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by the LPA prior to the first use or occupation of any part of the development hereby approved.  
Reason: To ensure that the site is suitable for its end use having regard to national policies contained within PPS23 and policy DC63 of the Macclesfield Borough Local Plan 2004.
36. Prior to the development hereby approved commencing, excluding demolition, a programme of works shall be submitted to demonstrate how the proposed hydro-electric scheme will be constructed and utilised for the development. The programme shall be submitted to and approved in writing by the Local Planning Authority, and the agreed programme implemented and retained at all times thereafter.  
Reason: Having regard to the principles of sustainability, the particular circumstances of the site, national planning policy contained within PPS1 and policies BE1, BE3 and DC1 of the Macclesfield Borough Local Plan 2004.
40. Prior to the commencement of development, excluding demolition, detailed proposals for the enhancement of the site's biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details and retained at all times thereafter.  
Reason: In the interests of nature conservation and to comply with national guidance contained within PPS9 and policy NE11 of the Macclesfield Borough Local Plan 2004.

**Please Note:** 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 57 of the Town and Country Planning Act 1990.

This consent is granted subject to conditions and 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.

This permission is granted 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.

Dated: 8<sup>th</sup> September 2010

Address Town Hall

Macclesfield  
Cheshire

Signed

A handwritten signature in black ink, appearing to read 'N. J. ...', written over a horizontal line.

**Head of Planning and Housing**

PW