

## Notice of Planning Permission

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PSP Cheshire West and Chester LLP  
c/o Mrs Ruth Child  
Q+A Planning  
The Stables  
Paradise Wharf  
Ducie Street  
Manchester  
M1 2JN

**Application Number:**  
**18/01850/FUL**

24 January 2019

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### Town and Country Planning Act 1990

**Proposal:** Hybrid planning application comprising: Full planning application for the creation of new access and associated highway and landscaping enabling works to allow for expansion of employment sites and Outline planning application for the development of Class B1, B2, B8 employment/distribution units with complementary commercial uses including retail, food and drink, petrol filling station and hotel (Use Classes A1, A3, A4, A5, C1 and sui generis).

**Location:** Land Junction Bostock Road, Road One, Winsford, Cheshire,



In pursuance of their powers under the above Acts, the Council hereby grants **PERMISSION** for the above development to be carried out, subject to compliance with the following conditions:

1. Details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") of the development in the area outlined in red on plan reference 205 Rev 04 submitted with the planning application (hereinafter called "the outline area") shall be submitted to and approved in writing by the local planning authority before any development is commenced in the outline area.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and thereafter the development in the outline area shall only be carried out in accordance with the details as approved.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

3. a) The development hereby permitted in the area outlined in red on plan reference 206 Rev 04 submitted with the planning application (hereinafter called "the full area") shall be begun before the expiration of three years from the date of this permission.

b) The development hereby permitted within the outline area shall be begun either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

4. The development hereby permitted in the full area shall be carried out in accordance with the following approved drawings:

0013 Rev 02  
MMD-382269-C-SK-0100-0023-NTS

Reason: For the avoidance of doubt and in the interests of proper planning.

5. No development shall be carried out until a phasing plan which sets out the timing of the delivery of each part of the development and which shall include the timing of the delivery of each of the uses hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out wholly in accordance with the agreed phasing plan.

Reason: To ensure that the development delivers appropriate amounts of new employment land and to accord with Policy ECON1 of the Cheshire West and Chester Local Plan (Part One).

6. No development shall be carried out until details of the phasing of the ecological mitigation strategy submitted with the planning application have been submitted to and approved in writing by the Local Planning Authority. The ecological mitigation shall then be implemented in full and wholly in accordance with the agreed phasing. For the avoidance of doubt, the ecological mitigation strategy includes those measures set out in the following documents and plans submitted with the planning application;

Land at Road One Biodiversity Offsetting Report version 2.0 (ref 5721.01.013) dated October 2018 and produced by TEP;

Land at Road One Great Crested Newt Mitigation Strategy Report version 2.0 (ref 5721.01.014) dated October 2018 and produced by TEP;

Landscape Masterplan Drawing (ref D5721.01.006A)

Reason: In the interests of preserving features of biodiversity interest and to accord with Policy ENV4 of the Cheshire West and Chester Local Plan (Part One).

7. No phase of development (as agreed pursuant to condition 5 of this permission) shall commence until details of a sustainable drainage system (SUDS) to serve that phase, including a method and timetable of implementation and details of arrangements to secure the funding and maintenance of the drainage scheme for the lifetime of the development in that phase have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on SUDS principles and an assessment of the hydrological and hydro-geological context

of the development. The approved system for each phase must be implemented wholly in accordance with the approved details and timetable and must be managed and maintained in accordance with the approved scheme permanently thereafter.

Reason: To ensure that surface water is managed in accordance with a SUDS based approach and to prevent an increased risk of flooding both on and off the site, and to accord with Policy ENV1 of the Cheshire West and Chester Local Plan (Part One).

8. No phase of development (as agreed pursuant to condition 5 of this permission) shall take place until a construction management plan for that phase which shall include full details of the management of construction traffic for that phase (including suitable off-highway parking for all construction related vehicles and suitable vehicle cleaning facilities), details of any piling activity which is proposed to take place and hours of construction, has been submitted to and approved in writing by the local Planning Authority. Each phase of development must be constructed wholly in accordance with the approved construction management plan for that phase.

Reason: In the interests of neighbouring residential amenity and highway safety and to maintain the safe and effective flow of traffic in accordance with Policies STRAT10 and SOC5 of the Cheshire West and Chester Local Plan (Part One).

9. No phase of development (as agreed pursuant to condition 5 of this permission) shall commence until a method statement which outlines measures to protect hedgehogs in relation to that phase is submitted to and approved in writing by the local planning authority. Each phase of development shall be carried out wholly in accordance with the approved scheme for that phase.

Reason: To ensure adequate protection for protected species in accordance with Policy ENV4 of the Cheshire West and Chester Local Plan.

10. No development shall take place on that part of the outline area on the eastern side of Road One (hereinafter known as "Site 2") until a structured scheme to identify and remediate any risks associated with actual or potential contamination of Site 2 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

(a) A preliminary risk assessment which identifies:

- all previous uses on or within influencing distance of the site
- potential contaminants associated with those uses
- a conceptual model indicating the sources, pathways and receptors of contamination
- actual or potentially unacceptable risks arising from contamination.
- initial remediation options.

(b) As necessary having regard to the findings of component (a) above, a detailed scheme of site investigation based on component (a) from which a detailed assessment of risk to all current and future receptors that may be affected, including those off site, will be derived.

(c) As necessary having regard to the findings of component (b) above, remediation options appraisal and implementation strategy, based on the detailed results of (b), giving full details of the remediation measures required and how they are to be undertaken.

(d) As necessary having regard to component (c) above, A verification plan providing details of the data that will be collected in order to demonstrate that the remediation works set out in (c) are complete and effective and identifying any requirements for longer-term:- monitoring of pollutant linkages; maintenance, contingency actions and reporting.

The pre-development structured scheme shall be implemented wholly as approved.

Reason: To ensure that the health and well-being of people is not significantly adversely affected by ground pollution in accordance with Policy SOC5 of the Cheshire West and Chester Local Plan.

11. No phase of the development (as agreed pursuant to condition 5 of this permission) hereby approved shall be occupied until details of a scheme of bird, bat and hedgehog boxes for that phase have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full prior to the first occupation of that phase.

Reason: In the interests of preserving biodiversity quality in accordance with Policy ENV4 of the Cheshire West and Chester Local Plan (Part One).

12. No phase of the development (as agreed pursuant to condition 5 of this permission) hereby approved shall be occupied until a timetable for the submission of a travel plan for that phase has been submitted to and approved in writing by the local planning authority. The travel plan for each phase of development shall be submitted to and agreed in writing by the local planning authority in accordance with the agreed timetable and shall be adhered to in full following the occupation of that phase.

Reason: In the interests of promoting sustainable forms of transport in accordance with Policy STRAT10 of the Cheshire West and Chester Local Plan (Part One).

13. No development on the land within the application site on the western side of Road One (hereinafter known as "Site 1") shall be occupied until details of the pedestrian and cycle route connecting Site 1 to Bostock Road as shown on the approved plans have been submitted to and approved in writing by the local planning authority. The agreed route shall be implemented in full and made available for use prior to the first occupation of the development at Site 1.

Reason: In the interests of promoting sustainable forms of transport in accordance with Policy STRAT10 of the Cheshire West and Chester Local Plan (Part One).

14. No Restaurant/Hot food takeaway (Use Class A3/A5) and Public house (Use Class A4) use shall commence until a scheme of odour control for the premises in which the use would take place has been submitted to and approved in writing by the local planning authority. Each use shall not be commenced until the agreed scheme has been implemented in full and the agreed scheme shall thereafter be maintained so long as the use continues to operate.

Reason: To prevent significant adverse impacts arising from odour in accordance with Policy SOC5 of the Cheshire West and Chester Local Plan (Part One).

15. The development hereby approved shall not be occupied until a long-term management plan for the areas of ecological mitigation (required pursuant to condition 6 of this permission) has been submitted to and approved in writing by the local planning authority. The agreed management plan shall be implemented in full following the first occupation of the development.

Reason: To prevent significant adverse impacts arising from odour in accordance with Policy SOC5 of the Cheshire West and Chester Local Plan (Part One).

16. No phase of the development (as approved pursuant to condition 5 of this permission) hereby approved shall be occupied until details of a scheme of soft landscaping for that phase, which shall include the submission of a planting schedule detailing the size and species of proposed planting and the design of the ponds, ditches and earth bunds, are submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the ecological phasing plan (approved pursuant to condition 7 of this permission). If within a period of 5 years from the date of initial planting, any trees or shrubs planted in accordance with the approved landscaping works are removed, die, become diseased or seriously damaged then replacement trees or shrubs shall be planted in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity and preserving biodiversity quality in accordance with Policies ENV4 and ENV6 of the Cheshire West and Chester Local Plan.

17. No phase of the development (as approved pursuant to condition 5 of this permission) hereby approved shall be occupied until details of a scheme of external lighting for that phase are submitted to and approved in writing by the local planning authority. No external lighting other than in accordance with the approved details shall be installed on any phase.

Reason: In the interests of preserving biodiversity quality and visual amenity in accordance with Policy ENV4 of the Cheshire West and Chester Local Plan.

18. The development hereby approved shall not be occupied until a scheme of highway works for the formation of the proposed roundabout junction on Road One shown on approved drawing MMD-382269-C-SK-0100-0023-NTS and for modifications to the junction of the A533, the A5018 Bostock Road and Road One, has been submitted to and approved in writing by the local planning authority and the approved scheme has been implemented in full.

Reason: To ensure the free flow of traffic in the surrounding highway network, to provide suitable vehicular access to the development and to preserve highway safety in accordance with Policy STRAT10 of the Cheshire West and Chester Local Plan (Part One).

19. No phase of development (as agreed pursuant condition 5 of this permission) shall be occupied until details of visibility splays for the access to that phase have been submitted to and approved in writing by the local planning authority. Prior to the occupation of each phase the access for that phase must be laid out and made available for use in accordance with the approved plans and with the approved visibility splays. The approved visibility splays shall be maintained as approved in perpetuity.

Reason: In the interests of securing suitable access to the development in accordance with Policy STRAT10 of the Cheshire West and Chester Local Plan (Part One).

20. Any reserved matters application (submitted pursuant to condition 1 of this permission) shall ensure that the layout of the development in the outline area provides car parking in accordance with the standards prescribed at Table 4.2 of the Cheshire West and Chester Parking Standards Supplementary Planning Document (May 2017).

Reason: To ensure that appropriate levels of car parking are provided for the development in accordance with Policy STRAT10 of the Cheshire West and Chester Local Plan (Part One).

21. Any reserved matters application (submitted pursuant to condition 1 of this permission) shall ensure that the maximum floor space of the uses hereby approved shall not exceed the following gross internal floor areas;

Retail (Use Class A1) - 316sqm  
Restaurant/Hot food takeaway (Use Class A3/A5) - 467sqm  
Public house (Use Class A4) - 568sqm  
General industrial/Storage and distribution (flexible) (Use Class B2/B8) - 31,635sqm  
Hotel (Use Class C1) - 1347sqm  
Petrol Filling Station (Sui Generis) - 348sqm (excluding any forecourt canopy)

Reason: To ensure an appropriate mix of uses is provided on the site having regard to its allocation as employment land in the development plan and to ensure that the development does not harm the vitality and viability of neighbouring town centres in accordance with Policies ECON1 and ECON2 of the Cheshire West and Chester Local Plan (Part One).

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no change of use from any use hereby permitted to any use falling with Use Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) without the grant of planning permission by the local planning authority.

Reason: To ensure that the development does not harm the vitality and viability of neighbouring town centres in accordance with Policy ECON2 of the Cheshire West and Chester Local Plan (Part One).

23. Further to condition 10 of this permission, if during site preparation, demolition or development works contamination is encountered or is suspected in areas where it had not been anticipated, is from a different source or contains a new contaminative substance or affects a new pathway or receptor, then no further works other than those necessary to secure the area and control pollution risks shall be carried out until a revised risk assessment and a remediation and verification strategy are submitted to and approved in writing by the Local Planning Authority.

If during site preparation, demolition or development works contamination is encountered or is suspected in areas where it had not been anticipated being from an existing risk assessed source, containing comparable risk assessed substances and affecting an already risk assessed pathway or receptor which could be addressed by simple extension of the approved measures to a larger area, then the Local Planning Authority shall be notified writing as soon as is reasonably possible confirming the areas affected, the approved investigation, remediation and validation measures to be applied and the anticipated completion timescale.

Reason: In the interests of safeguarding against risks arising from contaminated land in accordance with Policy SOC5 of the Cheshire West and Chester Local Plan (Part One).

24. No phase of the development (as agreed pursuant to condition 5 of this permission) shall be occupied until a scheme with details of electric vehicle charging provision for that phase is submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full and the electric vehicle charging infrastructure approved must be made available for use prior to the occupation of the phase to which it relates and remain available for use permanently thereafter.

Reason: in the interests of promoting sustainable modes of transport and reducing carbon emissions associated with transport and in accordance with Policy STRAT10 of the Cheshire West and Chester Local Plan (Part One) and the Parking Standards SPD.

25. The rating level of noise emitted from any external fixed plant and equipment installed on the application site shall at all times measure 5dB (A) less than the background noise level as measured at the nearest noise sensitive receptor to the plant and equipment. For the avoidance of doubt, all measurements shall be made according to the methodologies prescribed in the document entitled BS 4142:2014 "Methods for rating and assessing industrial and commercial sound" October 2014.

Reason: In the interests of preventing significant adverse impacts arising from noise and in accordance with Policy SOC5 of the Cheshire West and Chester Local Plan (Part One).

26. The Retail (Use Class A1), Restaurant/Hot food takeaway (Use Class A3/A5) and Public house (Use Class A4) uses hereby permitted shall not be operated except between the hours of 07:00 and 23:00.

Reason: In the interests of preventing significant adverse impacts arising from noise and in accordance with Policy SOC5 of the Cheshire West and Chester Local Plan (Part One).

## Notes

1. The local planning authority has sought to work with the applicant in a positive and proactive way to secure a development that will improve the economic, social and environmental conditions of the area, in line with the NPPF.
2. The applicant/developer will need to contact the Highway Authority to agree the specification of the access and the works within the highway for the s278 and associated traffic regulation order. For s278 matters contact: [john.evans@cheshirewestandchester.gov](mailto:john.evans@cheshirewestandchester.gov) and for Traffic Regulation Order matters contact: [engch@cheshirewestandchester.gov.uk](mailto:engch@cheshirewestandchester.gov.uk)
3. It is an offence under the Wildlife and Countryside Act 1981 to intentionally damage or destroy the nest of any wild bird whilst it is in use or being built thus it is strongly recommended that

during 'bird breeding season' (1st March and 31st August inclusive) no vegetation clearance is undertaken unless it is first surveyed for birds by a suitably qualified ecologist.

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Signed:

Date: 24 January 2019



Fiona Hore  
Senior Manager, Planning and Strategic Transport,  
Cheshire West and Chester Borough Council 4 Civic Way Ellesmere Port CH65 0BE

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**Please read the notes on the following page, they will explain your rights and other important matters about this decision.**

**Please see the bottom of this notice for important information about the Community Infrastructure Levy.**

## **NOTICE TO APPLICANT WHERE PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice. However, if this application relates to a Householder development and you want to appeal, then you must do so within 12 weeks of the date of this notice

Forms can be obtained from:

**The Planning Inspectorate, 3/13 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN - (Tel: 0303 444 5000)**

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

## **Community Infrastructure Levy (CIL)**

**The development approved by this permission may be liable to a Community Infrastructure Levy, which is payable after development begins. If your scheme is liable, and you have not already done so, you must submit an Assumption of Liability Notice to the Council before development commences. If your scheme is issued with a CIL charge, it is essential you submit a Commencement Notice to the Council before the development commences. The onus is on the applicant to provide any relevant relief or exemption to the Council before commencement of development. Any exemption or relief that is applied for after development is deemed to have commenced will be refused.**

**The Council may impose penalties where the correct forms are not submitted, or are late, or where the information provided is inaccurate.**

**All forms are available at <http://www.cheshirewestandchester.gov.uk/cil> and once completed, should be emailed to [cil@cheshirewestandchester.gov.uk](mailto:cil@cheshirewestandchester.gov.uk)**

**For further information you can contact the Council's CIL and S106 Officer on [cil@cheshirewestandchester.gov.uk](mailto:cil@cheshirewestandchester.gov.uk) or tel: 0300 123 7027.**

## **OTHER IMPORTANT POINTS TO NOTE**

Under the provisions of Circular 04/2008 entitled Planning-Related Fees standard national fees of £34 for householder developments and £116 for all other development will be charged for requests for the discharge of planning conditions.

Your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act, 1970 and the Code of Practice for Access for the Disabled to Buildings. These provisions apply to (a) buildings or premises to which the public are admitted, whether on payment or otherwise or (b) premises in which persons are employed to work. Similar provisions also apply for the benefit of disabled in educational buildings.

Development for which listed building consent and/or permission is granted is subject to compliance with the general statutory provisions in force in the District, except as may be modified in this permission and the Building Regulations. Your attention is drawn to Section 50 of the Cheshire County Council Act, 1980 which provides that where plans are deposited under the Building Regulations for the erection/extension of a building with the district council, then that council will reject the plans unless, after consultation with the Fire Authority, they are satisfied

that the plans show there is an adequate means of access for the Fire Brigade to the building or extension and that the building or extension will not render inadequate any existing means of access, for the Fire Brigade, to the neighbouring buildings. This note is included to give effect to Section 50 of the 1980 Act by virtue of sub-section (2) of the said Section.

Developers should check with all statutory undertakers at an early stage to ensure where their equipment (pipes, cables, poles etc) is located in relation to the development site and agree measures to ensure that no damage is caused to that equipment during construction, or negotiate the repositioning of some or all of the equipment.

Any Environmental Statement submitted with the application, together with any related information, has been taken into account by the Council in arriving at this decision.

**Street Naming and Numbering** – It is a legal function of the Council to allocate property numbers and street names to new developments and conversions. This service is chargeable, please visit the Street Naming and Numbering page on our website and use the online form to submit an application. The charging scheme, guidance and contact details are also available on our Street Naming and Numbering web page.

## Notice of Planning Permission

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Mr Andrew Murphy  
c/o Mr Tom Hallet  
Q+A Planning Ltd  
The Stables  
Paradise Wharf  
Ducie Street  
Manchester  
M1 2JN

**Application Number:**  
**18/04748/FUL**

11 February 2019

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### Town and Country Planning Act 1990

**Proposal:** Works associated with the creation of an ecological mitigation area, including ponds and earth bunds

**Location:** Land At Clay Lane, Common Lane, Marton, Winsford,



In pursuance of their powers under the above Acts, the Council hereby grants **PERMISSION** for the above development to be carried out, subject to compliance with the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

D5721.01.100.001  
D5721.01.100.002  
D5721.01.100.003  
D5721.01.100.004  
D5721.01.100.005

Reason - For the avoidance of doubt and in the interests of proper planning.

3. No development shall commence until a method statement which outlines measures to protect Great Crested Newts during the carrying out of the development is submitted to and approved in

writing by the local planning authority. The development shall be carried out wholly in accordance with the approved scheme.

Reason: To ensure adequate protection for protected species in accordance with Policy ENV4 of the Cheshire West and Chester Local Plan (Part One).

4. No development shall commence until a detailed timetable and phasing plan for the implementation of the landscaping shown on the approved drawings and a 20 year management plan for the site which shall include ownership/management details, annual work schedule, management prescriptions, survey monitoring and remedial measures, is submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out wholly in accordance with the approved phasing plan and timetable and shall thereafter be managed in accordance with the agreed management plan.

Reason: To ensure that features of ecological importance are supported and maintained in accordance with Policy ENV4 of the Cheshire West and Chester Local Plan.

5. There earthworks and bunds here by approved shall not be formed from materials imported onto the application site.

Reason: To ensure that there is no contamination of soil and to prevent unacceptable levels of vehicle movements to and from the site in accordance with policies STRAT10 and SOC5 of the Cheshire West and Chester Local Plan (Part One).

## Notes

1. The local planning authority has sought to work with the applicant in a positive and proactive way to secure a development that will improve the economic, social and environmental conditions of the area, in line with the NPPF.

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Signed:

Date: 11 February 2019



Fiona Hore  
Senior Manager, Planning and Strategic Transport,  
Cheshire West and Chester Borough Council 4 Civic Way Ellesmere Port CH65 0BE

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**Please see the bottom of this notice for important information about the Community Infrastructure Levy.**

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If you want to appeal, then you must do so within six months of the date of this notice. However, if this application relates to a Householder development and you want to appeal, then you must do so within 12 weeks of the date of this notice

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The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

## Community Infrastructure Levy (CIL)

**The development approved by this permission may be liable to a Community Infrastructure Levy, which is payable after development begins. If your scheme is liable, and you have not already done so, you must submit an Assumption of Liability Notice to the Council before development commences. If your scheme is issued with a CIL charge, it is essential you submit a Commencement Notice to the Council before the development commences. The onus is on the applicant to provide any relevant relief or exemption to the Council before commencement of development. Any exemption or relief that is applied for after development is deemed to have commenced will be refused.**

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Development for which listed building consent and/or permission is granted is subject to compliance with the general statutory provisions in force in the District, except as may be modified in this permission and the Building Regulations. Your attention is drawn to Section 50 of the Cheshire County Council Act, 1980 which provides that where plans are deposited under the Building Regulations for the erection/extension of a building with the district council, then that council will reject the plans unless, after consultation with the Fire Authority, they are satisfied

that the plans show there is an adequate means of access for the Fire Brigade to the building or extension and that the building or extension will not render inadequate any existing means of access, for the Fire Brigade, to the neighbouring buildings. This note is included to give effect to Section 50 of the 1980 Act by virtue of sub-section (2) of the said Section.

Developers should check with all statutory undertakers at an early stage to ensure where their equipment (pipes, cables, poles etc) is located in relation to the development site and agree measures to ensure that no damage is caused to that equipment during construction, or negotiate the repositioning of some or all of the equipment.

Any Environmental Statement submitted with the application, together with any related information, has been taken into account by the Council in arriving at this decision.

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