

DUDLEY METROPOLITAN BOROUGH

PLANNING COMMITTEE – 8TH MARCH 2023

PRE - COMMITTEE NOTES

Page 9 **Application No. P22/0650 – Land South of Bilston Street, Sedgley, Dudley**

Updated Consultations Responses,

LLFA: No objection subject to conditions.

Updated Representations

13 additional letters of objection, new issues raised,

- Impact to other businesses.
- Loss of long stay car parking for town centre and theatre
- Should be one way system or signals
- Road safety issues associated with schools nearby
- Noise issues
- Car park should not be time limited
- Out of keeping with school building

Two additional letters of support raising no new planning issues.

Modified Conditions,

16) The development shall not be first occupied until details of the future management and maintenance of the landscaped areas and trees have been submitted to and approved in writing by the Local Planning Authority. The open space areas shall thereafter be maintained and managed in accordance with the approved details for the life of the development.

22) The development shall not be occupied until details of the access(es) into the site, together with parking and turning area(s) [including details of lines, widths, levels, gradients, cross sections, drainage and lighting] have been submitted to and approved in writing by the Local Planning Authority. No occupation will take place until the access(es) into the site, together with parking and turning area(s) within the site have been laid out in accordance with the approved details. These area(s) shall thereafter be retained and not be used for any other purpose for the life of the development

Additional conditions,

27) The development hereby permitted shall not be brought into use until the approved drainage scheme has been implemented in complete accordance with Drainage Strategy - ASL-1608-01-DS-001-P3 07/02/23. Thereafter, the approved drainage scheme shall be retained and maintained for the life of the development in accordance with the submitted management and maintenance scheme as required in the condition below.

REASON: In the interests of sustainability, reducing flood risk and run off and to comply with Adopted BCCS Policy ENV5 - Flood Risk, Sustainable Drainage Systems and Urban Heat Island.

28) No development shall commence (excluding demolition, site clearance and initial ground investigation works) until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime of the development.

REASON: In the interests of sustainability, reducing flood risk and run off and to comply with Adopted BCCS Policy ENV5 - Flood Risk, Sustainable Drainage Systems and Urban Heat Island.

Additional Informative,

The developer shall ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased prior to the completion of the approved drainage strategy and flood risk assessment.