

Ref: 18/504490/FULL

Condition 3 to be amended to correct an error in the listing of a plan.

Two further conditions recommended in regards to ecology and highways matters.

1. Representation from KCC Ecology received on 19/02/19 recommending an additional condition for a detailed ecological mitigation, restoration and monitoring strategy for the temporary access road.
2. Request by KCC Highways for the submission of a Construction Management Plan before the commencement of any development which is referenced in paragraph 6.41 of the report.

Recommendation:

Amend condition 3 to read as follows:

- (3) The upgrade, re-model and re-contour of the site (drawing no. P100 Rev E) shall be implemented only in accordance with the level details as shown on the following approved plans:

1697.02 Rev A (Proposed New Layout & Grading Plan), 1697.03 Rev A (Cross Sections) and 1697.11 (Short Course & Footgolf Course)

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

Additional conditions to be added:

- (22) Prior to works commencing a detailed ecological mitigation, restoration and monitoring strategy for the temporary access road must be submitted for written approval to the Local Planning Authority. The strategy must include the following:
- Botanical survey of the LWS (provide base line data for the monitoring)
 - Aims and objectives of the strategy
 - Detailed methodology to do the following:
 - Carry out the works to create the access road and
 - Protect the soils/turfs during construction
 - Restore the LWS following completion of the works.
 - Timings of the proposed works
 - Details of who will be carrying out the works
 - Map showing the area to be impacted and where the soils/turfs will be stored
 - Details of long term monitoring
 - Details of management of the restored LWS – to be informed by the long term monitoring

The works must be implemented as detailed within the strategy.

Reason: To protect and enhance the ecology and biodiversity on the site

- (23) The development hereby approved shall not commence until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The construction Management Plan shall include the following:

- (a) Routing of construction and delivery vehicles to / from site
- (b) Timing of deliveries

The works shall be carried out in accordance with the approved Construction Management Plan.

Reason: To protect residential amenity

Recommendation:

Recommendation remains unchanged subject to the above amendments.

Approve subject to conditions