

## **SCHEDULE OF COMMITTEE UPDATES**

**DMCE/092576/F - EDGAR STREET TO COMMERCIAL ROAD, INCLUDING BARRS COURT RD, BLACKFRIARS ST, CANAL ROAD, NEWTOWN ROAD, HEREFORD**

**FOR: ESG Herefordshire Ltd PER Dr David Nicholson ESG Herefordshire Ltd, 3 Blackfriars Street, Hereford, Herefordshire, HR4 9HS**

### **ADDITIONAL REPRESENTATIONS**

Letter from Herefordshire and Worcestershire Chamber of Commerce:-

The area Council of the Chamber have voted to support the application as it is critical to opening up land for development on ESG and improving access and flow to and from the station. If permission is approved, there must be a support package aided by government agencies and improved communication to help with the relocation of business near to the city centre in order to retain its vitality.

A copy of letter between Cllr Wilcox and a local resident raising concerns about traffic flows, speeds and general impact, timings of traffic lights and creation of rat runs in the Southbank road/Aylestone Hill areas.

Comments from Councils Land Drainage Engineer:

The road involves little change of impermeable area and attenuation storage is proposed where changes occur. The proposal also includes spillage containment and pollution interceptors on all outfalls due to the proximity of the site to River Wye and Widemarsh Brook. All flood risk scenarios have been considered with flood risk being significantly reduced with the implementation of Yazor Brook Flood Alleviation Scheme and longer term on site measures. Overall we raise no objection to the application subject to a robust emergency procedure plan being in place to manage flood risk.

Amended landscaping plans have been received which identify additional tree planting within areas of the highway that contain central reservations. This has been introduced to re-enforce the desired boulevard appearance of the road.

Planning Policy Guidance Note 15 – Planning and the Historic Environment and Planning Policy Guidance Note 16 – Archaeology and Planning have been replaced with a new Planning Policy Statement entitled Planning for the Historic Environment which came into effect on 23<sup>rd</sup> March 2010. The guidance contained within the new Planning Policy Statement as it applies to this application is not significantly or materially different to the previous Planning Policy Guidance notes referred to in the report.

### **OFFICER COMMENTS**

The additional comments and representations received do not raise any new material planning issues that aren't already covered in the report and the attached conditions.

### **CHANGE TO RECOMMENDATION**

Typo in condition 33, replace the word 'detached' in the first line with the word 'detailed'.

Discussion are ongoing with the owner of 121 Edgar Street. Following a recent meeting, options for maintaining a safe access were discussed. Therefore, it is recommended that condition 33 is amended to include a requirement that the Edgar Street junction final design shall include measures to ensure that a safe vehicular access can be maintained to number 121 Edgar Street to be approved by the local planning authority in consultation with the Highways Agency.