



## Handforth Parish Council

Handforth Youth Centre  
Old Road  
Handforth  
SK9 3AB

05/09/2019

[clerk@handforth.org.uk](mailto:clerk@handforth.org.uk)

### **URGENT**

In respect of the development at Clay Lane / Sagars Road (application 19/1797M), Handforth Parish Council ("HPC") has a number of very serious concerns about formal advice given by officers\*\* to the Strategic Planning Board ("SPB") on 24 July 2019, about the lack of consultation of very important consultees, and about the possibility – perhaps likelihood – of physical damage to underground services (gas, water and sewage).

We request a most urgent investigation by Cheshire East into these three matters, and that urgent action should be taken to address what seem to be very real dangers.

1. A detailed report on these matters, compiled by Councillor Brewerton, is attached, together with the response to an FoI request from Cheshire East. In brief summary, what Cllr Brewerton's report discloses is the following:
2. The SPB was given incorrect information by CEC officers indicating that a Traffic Restriction Order ("TRO") was safe to ignore, whereas the evidence to support this is simply non-existent. An FoI request has revealed that CEC have no records for the TRO.
3. The utility companies responsible for gas, water, sewage and electricity appear not to have been consulted in respect of the roads to be used for construction vehicles, despite the existence of TROs, and despite the age of the properties on these roads. There are no consultation responses recorded on CEC's planning website. There is local concern that Cadent are entirely unaware of the development proposal, and, following this up, a call by Cllr Barry Burkhill to Cadent's Assets Manager has confirmed this.

Consequently, there seems to be a high risk that damage could be done (by construction vehicles) to underground gas, water and sewage pipes, which would expose residents to grave dangers of injury or health, and to significant periods when these services might be interrupted. Clearly CEC would be exposed to serious risk of financial loss as a consequence.

The developers, Anwyl, have been given permission to use Meriton Road and Sagars Road as a result of successive planning decisions and it is extremely likely also that HGV drivers will use Bulkeley Road as it gives access to a helpful set of traffic lights for exiting onto the main road network. All three of these roads are almost certainly exposed to the same risks to underground

services.

We urge CEC to take the most urgent possible action to investigate these most serious risks, and take whatever action is necessary to avert them; including suspension of the works unless and until credible assurances can be secured that construction traffic is safe to proceed.

We also note that Under the Environmental Permitting (England and Wales) Regulations 2016, a permit may be required from the Environment Agency for any proposed works or structures, in, under, over or within 8 metres of the watercourse. HPC ask whether this has been granted.

Handforth Parish Council  
3rd September 2019

\*\* The officers present at the SPB meeting were Messrs David Malcolm, Paul Hurdus, James Thomas, and Paul Wakefield