

Cornwall Council

Pydar House Pydar Street Truro Cornwall TR1 1XU
Email: planning@cornwall.gov.uk
Tel: 0300 1234151
Web: www.cornwall.gov.uk



Application number: PA18/11986

Agent:

Mr Smith
AECOM Limited
Plumer House
Tailyour Road
Plymouth
PL6 5DH

Applicant:

Mr Nigel Blackler
Transport and Infrastructure
Economic Growth and Development
Pydar House
Truro
TR1 1XU

**Town And Country Planning Act 1990 (As Amended)
Town And Country Planning (Development Management Procedure) (England)
Order 2015**

Grant of Conditional Planning Permission

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 20 December 2018 and accompanying plan(s):

Description of Development: St Austell to A30 Link Road - provision of a single carriageway road from Stenalees to Victoria designed to a 100kph (60mph) standard; with associated footpaths, footways, bridleways and cycle paths for improved non-motorised user facilities. To include: a replacement roundabout at Stenalees; a new access road between Stannary Road (A391) and Roche Road (the existing B3274) in Stenalees; an improved access to the Blockworks site; two underbridges; and three new roundabouts.

Location of Development: Corridor Of Land Between Stenalees And Victoria Cornwall

Parish: Roche

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 4 April 2019

Louise Wood - Service Director Planning and Sustainable Development

CONDITIONS:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans referred to in Consideration of this Application."

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

- 3 **No development shall take place** until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. In addition to general environmental management considerations applicable to the construction phase, the CEMP shall also include, but not be limited to, details of dust mitigation measures, details of roles and responsibilities, monitoring and reporting, emergency responses, community and stakeholder relations and training and a Construction Traffic Management Plan (CTMP). The development shall be carried out in accordance with the approved CEMP which shall be based on the requirements of the Environmental Statement.

The CEMP must include, as a minimum, the construction related mitigation measures set out in the environmental mitigation schedule and:

- a. measures to mitigate the effects of control of noise and vibration during construction;
- b. measures to mitigate the effects of control of dust and air quality during construction;
- c. measures to mitigate the effects of control of lighting during construction;
- d. measures to control and manage surface water during construction;
- e. measures to control and manage site waste management;
- f. measures to control and manage access by construction traffic;
- g. traffic management;
- h. measures to mitigate any interruption of access to businesses, including agricultural holdings;
- i. measures to control and manage the potential effects of contaminants and pollutants;
- j. measures to mitigate the effects of construction activities on health and safety;
- k. measures to exclude fish from watercourses;
- l. measures to mitigate the construction effects on sensitive ecological receptors;
- m. measures to mitigate the construction effects on archaeology and cultural heritage;

DATED: 4 April 2019

Louise Wood - Service Director Planning and Sustainable Development

- n. landscape and visual mitigation;
- o. measures for the protection of any European or nationally protected species from activities associated with the authorised development;

Reason: To ensure that the development achieves the appropriate mitigation measures and takes place in a manner that will minimise the environmental impacts of the construction and ensure that the development is undertaken in a manner which reduces any potential adverse impact upon the residential amenities and currently enjoyed by existing residents and businesses and ensure that the operation of the Road Network is protected and that sustainable travel objectives are met and maintained in accordance with polices 12, 13, 14, 17, 23 and 27 of the Cornwall Local Plan (2016) and advice in the National Planning Policy Framework, para 17, 32, 34, 35, 36, 37, 75, 123, 170 and 180.

4. Prior to any development commencing a Landscape and Ecology Management Plan (LEMP) will be submitted to the Local Planning Authority that will address the following; Implementation, improvement and mitigation of ecology and biodiversity of the development (in accordance with the Environmental Statement, Design and Access Statement and the Ecology Reports) and appointment of an ecological clerk of works. The LEMP shall also contain details of the following ecological and landscape mitigation and enhancement measures:

- Physical protection of the retained hedgerows and trees through tree protection measures throughout the construction period;
- Avoidance of artificial lighting spill onto the boundary hedges during the construction and detailed lighting strategy for the operational phase of the development to prevent harm to light-sensitive bat species (using directional lighting, careful positioning of lighting and appropriate light levels);
- Avoiding of construction during the bird nesting season;
- Incorporation of native species in landscape planting schemes in hedgerow enhancement and landscaping throughout;
- Management of existing and proposed trees and hedges and ecological enhancements for the lifetime of the development;
- Detailing habitat linkage and routes of passage for wildlife, mitigation for loss of habitat and the location and design of wildlife fences along the proposed route has been submitted to and approved in writing by the Local Planning Authority.
- Details of how the net gain for biodiversity proposed by the scheme will be delivered.
- Details of the landscape and ecological mitigation, and compensation measures to be undertaken;
- Details of the management and monitoring of landscape and ecological mitigation, and compensation measures to be undertaken.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 4 April 2019

Louise Wood - Service Director Planning and Sustainable Development

The development will be undertaken in accordance with the approved details and timing of the LEMP.

Reason: To ensure the habitats and species are safeguarded and where appropriate enhanced to secure the specified habitat net gain in accordance with polices 2 and 23 of the Cornwall Local Plan (2016), advice in paragraphs 17, 109, 117, 118 and 121 of the National Planning Policy Framework, and the requirements of the Conservation of Habitats and Species Regulations 2010.

5 The scheme shall be implemented in accordance with a detailed landscaping scheme which shall be submitted in writing to, and approved by, the local planning authority prior to the commencement of the development. The detailed landscaping scheme must include details of all proposed landscape works including:

- Location, number, species, size and planting density of any proposed planting;
- Cultivation, importing of materials and other operations to ensure plant establishment;
- Proposed finished ground levels;
- Pedestrian footpaths, bridleways and circulation areas;
- Details of existing trees to be retained, with measures for their protection during construction works; and
- Plant establishment, maintenance and management arrangements.

All landscaping works must be carried out in accordance with the approved detailed landscaping scheme.

Any tree or shrub planted as part of the approved detailed landscaping scheme that, within a period of 5 years after planting, is removed, dies or becomes in the opinion of the local planning authority, seriously damaged or diseased must be replaced in the first available planting season with a specimen of the same species as that originally planted, unless the local planning authority gives consent to any variation.

All hedges and trees forming part of the boundary of the Order land or situated within it (unless shown to be removed in the environmental statement) must be protected from any damage and maintained throughout the authorised development. If any hedge or tree protected by the scheme is removed, uprooted, destroyed or dies it must be replaced in the first available planting season and afterwards maintained for a period of 5 years.

All areas of the site left undisturbed, and all soil, soil-making material and overburden mounds must be kept free from invasive and noxious weeds throughout the carrying out of the authorised development.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 4 April 2019

Louise Wood - Service Director Planning and Sustainable Development

Reason: To ensure the habitats and species are safeguarded and where appropriate enhanced to secure the specified habitat net gain in accordance with policies 2 and 23 of the Cornwall Local Plan (2016), advice in paragraphs 17, 109, 117, 118 and 121 of the National Planning Policy Framework, and the requirements of the Conservation of Habitats and Species Regulations 2010.

- 6 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: In the Ground Investigation Report for the above site Project No: 64307 dated August 2018 it is noted that the elevated zinc and total PAH levels of 0.45ug/l. It is noted that the ground water monitoring points are subject to a 12 month monitoring programme and look forward to reviewing the on-going groundwater monitoring results to ensure that these elevated values do not pose a risk to controlled waters. There may also be conditions on site that were not encountered during the investigation and which, therefore, have not been considered in this report.

- 7 The surface water drainage systems shall be in accordance with the principles set out in the CORMAC Consultancy Flood Risk Assessment and Drainage Strategy EDG0718-CSL-HDG-00MZ-RP-CD 0001 dated 07/12/19 Addendum 01 dated 12/02/19 and Addendum 02 dated 20/02/19.

No development approved by this permission shall be commenced until the following details are provided:

- Details of the final drainage schemes including calculations and layout;
- A Construction Surface Water Management Plan;
- A Construction Quality Control Plan;
- A plan indicating the provisions for exceedance pathways, overland flow routes and proposed detention features;
- A timetable of construction;
- Confirmation of who will maintain the drainage systems and a plan for the future maintenance and management, including responsibilities for the drainage systems and overland flow routes.
- Details of riparian owner(s) consultation and acceptance of the proposed flow rates for each Drainage Zone.

The surface water drainage systems shall fully manage surface water flows resulting from the developed site up to the 1 in 100 year peak rainfall event plus a minimum allowance of 40% for the impact of climate change.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 4 April 2019

Louise Wood - Service Director Planning and Sustainable Development

Flows discharged from the respective Drainage Zones as designated in the Flood Risk Assessment and Addendum 2 will be no greater than the following;

Drainage Zone D1 - 5 l/s
Drainage Zone D2 - 120 l/s
Drainage Zone D3 - 15.7 l/s
Drainage Zone D4_5 - 42.2 l/s
Drainage Zone D6 - 58.2 l/s
Drainage Zone D7 - 10 l/s
Drainage Zone D8A - 21.4 l/s
Drainage Zone D8D - 8.6 l/s
Drainage Zone D9 - 10 l/s

The approved scheme shall be implemented in accordance with the timetable so agreed and the scheme shall be managed and maintained in accordance with the approved details for the lifetime of the development.

Reason: To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal and to protect the integrity of the A30 strategic road network drainage asset.

8 **No development approved by this permission shall be commenced** until the following is submitted to the LPA and approved in writing by both the LPA and LLFA:

1. Details of watercourse improvement and remediation works;
2. Evidence of **Land Drainage** consent for the proposed works;
3. A plan indicating the phasing and extent of the proposed works;
4. Details (including plans) of the provisions for the management of overland flows, exceedance flows and proposed temporary detention features used for the duration of the watercourse improvement and remediation works;
5. A programme/timetable of works;
6. Confirmation of who will maintain the completed works and a plan for the future maintenance and management, including responsibilities for the implemented improvement and remediation works.

Such improvement and remediation works shall be in conjunction with the proposed surface water drainage scheme and completed in accordance with the timetable so agreed with and to the satisfaction of the LLFA. The implemented works shall be managed and maintained in accordance with the approved details for the lifetime of the development.

Reason: To prevent the increased risk of flooding and minimise the risk of pollution of watercourses ensuring the provision of a satisfactory means of

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 4 April 2019

Louise Wood - Service Director Planning and Sustainable Development

surface water and watercourse control in accordance with policies 23, 25, 26 of the Cornwall Local Plan (2016).

- 9 Full details of the drainage plans where they relate to Network Rail's assets are to be submitted for acceptance to the LPA who will liaise with Network Rail Asset Protection Engineer in order to agree the details. No works are to commence on this area of the site until these details are agreed: Network Rail has various drainage standards that can be provided Free of Charge should the applicant/developer engage with Network Rail's Asset Protection Engineers. Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure.

Proper provision must be made to accept and continue drainage discharging from Network Rail's property. (The Land Drainage Act) is to be complied with. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Once water enters a pipe it becomes a controlled source and as such no water should be discharged in the direction of the railway.

All plant must be positioned, that in the event of failure, it will not fall on to Network Rail land.

Reason: To prevent the increased risk of flooding to the railway infrastructure or cause health and safety issues, policy 28 of the Cornwall Local Plan (2016).

- 10 Notwithstanding the approved plans, prior to commencement of the development or other agreed timetable, details of the final configuration, treatments and finishes of the roads, junction and associated earth works as well as complimentary measures shall be submitted to and approved by the LPA. The scheme shall be undertaken in full accordance with the approved detail. Details should include but not be limited to:

- The complementary works and measures between A391 between Innis Downs interchange with the A30 and Singlerose Roundabout;
- Junction works at Victoria Interchange;
- Victoria Road Junction with C0102;
- Complementary NMU works between Victoria and Tregoss Roundabout and the Goss Moor Trails including removal of HGVs from Roche village;
- Complementary work along the Section of B3274 from Victoria into Roche village continuing through Trezaise;

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 4 April 2019

Louise Wood - Service Director Planning and Sustainable Development

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA18/11986

- Complementary work along the Section of B3274 from Singlerose to St Austell (Including through Trethowel, Ruddle Moor and Carthew);
- Upgrading works to the Bridleway between Harmony Road and the Goss Moor Trails;
- Blockworks Junction;
- Harmony Roundabout;
- Increased height clearance for the rail bridge on A390 at Holmbush;
- Police Layby.

Reason: To ensure the use of a safe and satisfactory access in the interests of highway safety in accordance with the aims and intentions of paragraph 108 of the NPPF, Policy 27 and 28 of the CLP and policy B1 of the Roche Neighbourhood Plan.

- 11 An Information board in connection to the Scheduled Ancient Monuments Bowl Barrow shall be provided in accordance with details to be submitted and agreed by the LPA prior to the opening of the new road.

Reason: In the interests of heritage conservation in accordance with the aims and intentions of paragraphs 189, 190, 192, 193, 196 and 199 of the NPPF and Policies 1, 2 and 24 of the CLP.

- 12 A) No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:

- The programme and methodology of site investigation and recording
- The programme for post investigation assessment
- Provision to be made for analysis of the site investigation and recording
- Provision to be made for publication and dissemination of the analysis and records of the site investigation
- Provision to be made for archive deposition of the analysis and records of the site investigation
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 4 April 2019

Louise Wood - Service Director Planning and Sustainable Development

D) The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

Reason: In the interests of heritage conservation in accordance with the aims and intentions of paragraphs 189, 190, 192, 193, 196 and 199 of the NPPF and Policies 1, 2 and 24 of the CLP.

- 13 No development shall commence until a written scheme for the protection of the grade II listed milestone at Singelrose has been submitted to and approved in writing by the local planning authority. The authorised development must be carried out at all times in accordance with the scheme approved.

Reason: In the interests of heritage conservation in accordance with the aims and intentions of paragraphs 189, 190, 192, 193, 196 and 199 of the NPPF and Policy 24 of the CLP.

- 14 Before completion of the authorised development a post construction monitoring plan must be submitted to and approved in writing by the Local Planning Authority.

The plan must include monitoring of the effects of the scheme on:

- (a) European and nationally protected species;
- (b) Air quality and emissions levels;
- (c) Noise levels;
- (d) Traffic and economic data; and
- (e) Water quality.

Post construction monitoring must be carried out in accordance with the plan approved.

Reason: To ensure that the development achieves the appropriate mitigation measures specified in the ES and in order to protect the amenities of the locality and that sustainable travel objectives are met and maintained in accordance with policies of the Cornwall Local Plan (2016) and advice in the National Planning Policy Framework.

- 15 Prior to the commencement of the development hereby approved, the operator shall submit for approval and the Local Planning Authority shall have approved in writing details of a local forum including terms of reference and frequency of meeting. The objective of the forum is to exchange relevant information for the purposes of assisting with consultation and agreement of conditions discharging in particular in respect of the CEMP and CTMP, detailed design of the MNU provisions and the complementary measures as well as amended plans which

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 4 April 2019

Louise Wood - Service Director Planning and Sustainable Development

should then go through the usual material and non-material amended plans process, to respond to local comments and to maintain good community relations. The forum shall meet and operate in accordance with the approved details.

Reason: In order to clarify and control the scope and nature of the use and to protect local amenities in accordance with policies 12, 13 and 16 of the Cornwall Local Plan (2016) and advice in the National Planning Policy Framework, para 17 and 123.

Informatives:

1. The highways improvement works associated with this consent will require traffic management that has the potential to impact on the safe and efficient operation of the A30 trunk road. Highways England recommends that the applicant makes contact with the South West Operations team at an early stage to agree the timing of works and potential diversion routes. Contact should be made via southwestroadspace@highwaysengland.co.uk.
2. The applicants would need to also obtain the consent of the Secretary of State for Environment, Food and Rural Affairs for the deregistration and exchange of part of common land unit CL 492, Tresayes and Hensbarrow Downs, under section 16 of the Commons Act 2006.
3. The development is not liable for CIL contributions.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 4 April 2019

Louise Wood - Service Director Planning and Sustainable Development

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA18/11986

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Redline boundary with land owned by applicant	0718_CSL_GEN_00MZ_DE_CH_2001 P01
GA	0718_CSL_GEN_00MZ_DE_CH_2003 P01
GA Key Plan	0718_CSL_GEN_00MZ_DE_CH_2004 P01
GA Sheet 01	0718_CSL_GEN_01R1_DE_CH_2005 P01
GA Sheet 02	0718_CSL_GEN_02M1_DE_CH_2006 P01
GA Sheet 03	0718_CSL_GEN_03MZ_DE_CH_2007 P01
GA Sheet 04	0718_CSL_GEN_04MZ_DE_CH_2008 P01
GA Sheet 05	0718_CSL_GEN_05MZ_DE_CH_2009 P01
GA Sheet 06	0718_CSL_GEN_06R4_DE_CH_2010 P01
GA Walking and Cycling Key Plan	0718-CSL-ENM-XXMZ-DE-CH-2000 P01
GA Walking and Cycling Sheet 01	0718-CSL-ENM-00MZ-DE-CH-2001 P01
GA Walking and Cycling Sheet 02	0718-CSL-ENM-01R1-DE-CH-2002 P01
GA Walking and Cycling Sheet 03	0718-CSL-ENM-02M1-DE-CH-2003 P01
GA Walking and Cycling Sheet 04	0718-CSL-ENM-03MZ-DE-CH-2004 P01
GA Walking and Cycling Sheet 05	0718-CSL-ENM-04MZ-DE-CH-2005 P01
GA Walking and Cycling Sheet 06	0718-CSL-ENM-05MZ-DE-CH-2006 P01
GA Walking and Cycling Sheet 07	0718-CSL-ENM-06R4-DE-CH-2007 P01
GA Walking and Cycling Sheet 08	0718-CSL-ENM-07XX-DE-CH-2008 P01
Complementary Measures and TRO	0718-CSL-HGN-XXMZ-DE-CH-2000 P01
Complementary Measures and TROs- Roche	0718-CSL-HGN-XXMZ-DE-CH-2001 P01
Complementary Measures and TROS- Bugle	0718-CSL-HGN-XXMZ-DE-CH-2002 P01
Typical Sections Key Plan	0718-CSL-HGN-XXMZ-DE-CH-2003 P01
Typical Section A-A	0718-CSL-HGN-01R1-DE-CH-2004 P01

DATED: 4 April 2019

Louise Wood - Service Director Planning and Sustainable Development

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA18/11986

Typical Section B-B	0718-CSL-HGN-02MZ-DE-CH-2005 P01
Typical Section C-C	0718-CSL-HGN-01MZ-DE-CH-2006 P01
Typical Section D-D	0718-CSL-HGN-02M1-DE-CH-2007 P01
Typical Section E-E	0718-CSL-HGN-03MZ-DE-CH-2008 P01
Typical Section F-F	0718-CSL-HGN-03MZ-DE-CH-2009 P01
Typical Section G-G	0718-CSL-HGN-04MZ-DE-CH-2010 P01
Typical Section H-H	0718-CSL-HGN-04MZ-DE-CH-2011 P01
Typical Section I-I	0718-CSL-HGN-04MZ-DE-CH-2012 P01
Typical Section J-J	0718-CSL-HGN-05MZ-DE-CH-2013 P01
Typical Section K-K	0718-CSL-HGN-05MZ-DE-CH-2014 P01
Typical Section L-L	0718-CSL-HGN-06R4-DE-CH-2015 P01
Construction Drawings Key Plan	0718_CSL_TTW_00MZ_DE_CH_2000 P01
Construction Drawings Sheet 01	0718_CSL_TTW_01R1_DE_CH_2001 P01
Construction Drawings Sheet 02	0718_CSL_TTW_02M1_DE_CH_2002 P01
Construction Drawings Sheet 03	0718_CSL_TTW_03MZ_DE_CH_2003 P01
Construction Drawings Sheet 04	0718_CSL_TTW_04MZ_DE_CH_2004 P01
Construction Drawings Sheet 05	0718_CSL_TTW_05MZ_DE_CH_2005 P01
Construction Drawings Sheet 06	0718_CSL_TTW_06R4_DE_CH_2006 P01
Structures GA	0718-CSL-SGN-XXMZ-DE-CB-2000 P01
Structures Drawing- Culvert	0718-CSL-SGN-XXMZ-DE-CB-2001 P01
Structures Drawing Ret Wall	0718-CSL-SGN-M1XX-DE-CB-2002 P01
Structures Drawing Ret Wall	0718-CSL-SGN-M1XX-DE-CB-2003 P01
Structures Drawing Hensbarrow Underbridge	0718-CSL-SGN-M1XX-DE-CB-2004 P01
Structures Drawing Harmony Underbridge	0718-CSL-SGN-M2XX-DE-CB-2005 P01

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 4 April 2019

Louise Wood - Service Director Planning and
Sustainable Development

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA18/11986

Landscape Design Sheet 00 of 14	0718_AEC_ELS_00MZ_DE_CH_2000 D
Landscape Design Sheet 01 of 14	0718_AEC_ELS_01R1_DE_CH_2001 D
Landscape Design Sheet 02 of 14	0718_AEC_ELS_02MZ_DE_CH_2002 D
Landscape Design Sheet 03 of 14	0718_AEC_ELS_03M1_DE_CH_2003 D
Landscape Design Sheet 04 of 14	0718_AEC_ELS_04M1_DE_CH_2004 D
Landscape Design Sheet 05 of 14	0718_AEC_ELS_05MZ_DE_CH_2005 D
Landscape Design Sheet 06 of 14	0718_AEC_ELS_06MZ_DE_CH_2006 D
Landscape Design Sheet 07 of 14	0718_AEC_ELS_07R2_DE_CH_2007 D
Landscape Design Sheet 08 of 14	0718_AEC_ELS_08M2_DE_CH_2008 D
Landscape Design Sheet 09 of 14	0718_AEC_ELS_09M2_DE_CH_2009 D
Landscape Design Sheet 10 of 14	0718_AEC_ELS_10MZ_DE_CH_2010 D
Landscape Design Sheet 11 of 14	0718_AEC_ELS_11R3_DE_CH_2011 D
Landscape Design Sheet 12 of 14	0718_AEC_ELS_12R4_DE_CH_2012 D
Landscape Design Sheet 13 of 14	0718_AEC_ELS_13R4_DE_CH_2013 D
Landscape Design Sheet 14 of 14	0718_AEC_ELS_14MZ_DE_CH_2014 D
Surface Water Drainage General Design Sheet 00 of 05	0718_CSL_GEN_00MZ_EX_CH_3000 P02
Surface Water Drainage General Design Sheet 01 of 05	0718_CSL_GEN_01MZ_EX_CH_3001 P02
Surface Water Drainage General Design Sheet 02 of 05	0718_CSL_GEN_02MZ_EX_CH_3002 P02
Surface Water Drainage General Design Sheet 03 of 05	0718_CSL_GEN_03MZ_EX_CH_3003 P02
Surface Water Drainage General Design Sheet 04 of 05	0718_CSL_GEN_04MZ_EX_CH_3004 P02
Watercourse Catchment & Indicative Flow Estimates	0718_CSL_HDG_00MZ_DR_CD_0014 P01
Indicative Flood Risk Zones	0718_CSL_HDG_00MZ_DR_CD_0015 P01
Rural Runoff Catchments Intersected by Design Sheet 1 of 2	0718_CSL_HDG_00MZ_DR_CD_0016 P02
Highways Drainage Catchment Areas	0718_CSL_HDG_00MZ_DR_CD_0017 P02
Indicative Sections of Watercourse Culverts A to E	0718_CSL_HDG_00MZ_DR_CD_0018 P01

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 4 April 2019

Louise Wood - Service Director Planning and Sustainable Development

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA18/11986

Indicative Detail of Key Attenuation Basin Features	0718_CSL_HDG_00MZ_DR_CD_0019 P01
Rural Runoff Catchments Intersected by Design Sheet 2 of 2	0718_CSL_HDG_00MZ_DR_CD_0029 P01
Surface Water Drainage Key Plan	0718_CSL_HDG_00MZ_DR_CD_0001 P01
Surface Water Drainage Sheet 01 of 12	0718_CSL_HDG_01R1_DR_CD_0002 P01
Surface Water Drainage Sheet 02 of 12	0718_CSL_HDG_02MZ_DR_CD_0003 P01
Surface Water Drainage Sheet 03 of 12	0718_CSL_HDG_03M1_DR_CD_0004 P01
Surface Water Drainage Sheet 04 of 12	0718_CSL_HDG_04M1_DR_CD_0005 P01
Surface Water Drainage Sheet 05 of 12	0718_CSL_HDG_05M1_DR_CD_0006 P01
Surface Water Drainage Sheet 06 of 12	0718_CSL_HDG_06MZ_DR_CD_0007 P01
Surface Water Drainage Sheet 07 of 12	0718_CSL_HDG_07R2_DR_CD_0008 P01
Surface Water Drainage Sheet 08 of 12	0718_CSL_HDG_08M2_DR_CD_0009 P01
Surface Water Drainage Sheet 09 of 12	0718_CSL_HDG_09M2_DR_CD_0010 P01
Surface Water Drainage Sheet 10 of 12	0718_CSL_HDG_10R3_DR_CD_0011 P01
Surface Water Drainage Sheet 11 of 12	0718_CSL_HDG_11MZ_DR_CD_012 P01
Surface Water Drainage Sheet 12 of 12	0718_CSL_HDG_12R4_DR_CD_0013 R01
Series 0500 Drainage Layout Sheet 01 of 12	0718_CSL_HDG_01R1_DR_CH_4001 P01

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 4 April 2019

Louise Wood - Service Director Planning and Sustainable Development

NOTES

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then they may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so within 6 months of the date of this notice (or 12 weeks from the date of this notice in the case of householder appeals made in relation to applications submitted on or after 6 April 2009). Appeals must be made to the Planning Inspectorate using a form which can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <http://www.planningportal.co.uk> . A copy of the completed appeal form must also be submitted to the Council.

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 they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State 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 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 Cornwall Council. 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.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice.

If this approval is for the erection of new buildings please refer to the note below.

Registering addresses for new properties prior to commencement

You must apply officially to register the name of any new street or the address of any new property through Cornwall Council's Street Naming and Numbering process. You are required to submit an application form, plan and appropriate fee all details of which can be found on our website at <http://www.cornwall.gov.uk/streetnaming>. Developers are advised to contact Street Naming and Numbering at the earliest opportunity for street naming as the process involves consultation with the local Parish, Town or City Council and can take several months to complete. For any further assistance please contact addressmanagement@cornwall.gov.uk or telephone 0300 1234 100.

Mr Smith
AECOM Limited
Plumer House
Tailyour Road
Plymouth
PL6 5DH

Your ref: 60571548 - StALR - Plan App
My ref: PA18/11986
Date: 4 April 2019

Dear Sir/Madam

St Austell to A30 Link Road - provision of a single carriageway road from Stenalees to Victoria designed to a 100kph (60mph) standard; with associated footpaths, footways, bridleways and cycle paths for improved non-motorised user facilities. To include: a replacement roundabout at Stenalees; a new access road between Stannary Road (A391) and Roche Road (the existing B3274) in Stenalees; an improved access to the Blockworks site; two underbridges; and three new roundabouts.

Corridor Of Land Between Stenalees And Victoria Cornwall

With reference to this planning application, I enclose the Decision Notice granting permission.

If conditions have been included that must be complied with before the commencement of the development, e.g. "No development shall commence before ...", and this is not done, the development cannot be validly commenced even if it is within the time limit set by Condition.

If details are required I look forward to receiving them. Application forms can be found on <http://planningportal.co.uk/>. Your attention is drawn to the fees to discharge planning conditions under The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012:

£116 (per request) for applications not falling within fee categories 6 or 7 (non-householder applications)

£34 (per request) where the request relates to an application for works to an existing dwelling, or within the curtilage of such, falling within fee categories 6 or 7 (householder applications only)

You may wish to take the opportunity to submit details to discharge more than one condition per request.

Yours faithfully

Matthew Stephenson

**Group Leader
Planning and Sustainable Development Service
Tel: 01726 223544**

