

Mr A Freeman
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Planning Policy

Planning Policy
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Please ask for: Catherine Morgetroyd
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Date: 20 March 2026

our reference NP013 your ref: 03/AF/BNDO please ask for: Catherine Morgetroyd

Dear Mr Freeman,

Cheshire West and Chester – Response to Examiner’s Letter Regarding Changes to the Basic Conditions Blacon Neighbourhood Development Order (NDO) Examination

Your letter dated 16 March 2026 refers to the changes to the Basic Conditions as a result of section 99 of the Levelling-up and Regeneration Act 2023 coming into force.

We can confirm that we have provided details on our website cross-referencing your letter and advising that anyone with an interest in the examination may, should they wish, comment on the basic Conditions change. We have also contacted those who made representations at Regulation 23 to advise them of the changes and the opportunity to comment.

Cheshire West and Chester Council (CW&C) do not have any further comments relating to the changes to the Basic Conditions.

In response to the Examiner’s question via email on 16 March 2026 regarding conditions and hours of use, we would like to request that one additional condition is added to the list of potential conditions for the NDO. The condition relates to noise and is as follows:

Prior to the commencement of the construction of the building hereby approved, a noise impact assessment and a scheme of noise management in relation to activity in the building shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full as part of the construction of the building.

Reason: In the interests of residential amenity.

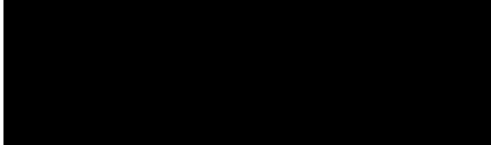


In terms of draft condition 13 and hours of operation, we would suggest that the hours are as follows:

13. The development hereby approved shall only be operational between the hours of 08:00 and 18:00 hours Monday to Friday and 08:00 to 18:00 hours during Saturdays, Sundays and public holidays.

Reason: In the interests of neighbouring residential amenity.

Yours sincerely

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Catherine Morgetroyd

Principal Planning Officer (Planning Policy)