

**SPEAKERS PANEL (PLANNING)**

**Day: Wednesday**  
**Date: 16 November 2016**  
**Time: 10.00 am**  
**Place: Lesser Hall - Dukinfield Town Hall**

Item No.	AGENDA	Page No
1.	<b>APOLOGIES FOR ABSENCE</b>	
2.	<b>DECLARATIONS OF INTEREST</b> To receive any declarations of interest from Members of the Council.	
3.	<b>MINUTES</b> The Minutes of the meeting of the Speakers Panel (Planning) held on 5 October 2016 having been circulated, to be signed by the Chair as a correct record.	1 - 6
4.	<b>PLANNING APPLICATIONS</b> To consider the schedule of applications.	
a)	<b>15/00986/OUT - CLARENDON COLLEGE SIXTH FORM CENTRE, CLARENDON ROAD, HYDE</b>	7 - 22
b)	<b>16/00653/FUL - LAND AT GRANGE ROAD SOUTH, HYDE</b>	23 - 42
c)	<b>16/00441/REM - FORMER SITE OF HATTERSLEY COMPREHENSIVE SCHOOL, INC WATERSIDE COURT, FIELDS FARM ROAD, HYDE</b>	43 - 58
5.	<b>URGENT ITEMS</b> To consider any other items, which the Chair is of the opinion should be considered as a matter of urgency.	

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# Agenda Item 3

## SPEAKERS PANEL (PLANNING)

5 October 2016

Commenced: 10.00am

Terminated: 11.50 am

Present: Councillor McNally (Chair)

Councillors: P Fitzpatrick, Dickinson, Glover, D Lane, J Lane, Middleton, Pearce, Ricci, Sweeton, Ward, Wild and Wills

Apologies for absence: Councillor Ricci

### 17. DECLARATIONS OF INTEREST

Member	Subject Matter	Type of Interest	Nature of Interest
Councillor Pearce	Agenda Item 7 – Objections to Proposed Bus Stop and Clearway, Buckton Vale Road, Carrbrook.	Prejudicial	Spoke in favour of the proposals.
Councillor Dickinson	Agenda Item 7 – Objections to Proposed Bus Stop and Clearway, Buckton Vale Road, Carrbrook.	Personal	Vice-Chair of Transport for Greater Manchester

*Councillor Pearce spoke in favour of the proposals at Agenda Item 7 (as above) and took no part in the voting or discussions thereon.*

### 18. MINUTES

The Minutes of the proceedings of the meeting held on 7 September 2016 having been circulated, were taken as read and signed by the Chair as a correct record.

### 19. APPEAL DECISION NOTICES

Application reference/Address of Property.	Description	Appeal Decision
Appeal APP/G4240/D/16/3153112 49 Wilshaw Grove, Ashton-under-Lyne	Ref: First floor extension over garage with dormer loft conversion.	Appeal dismissed.

## 20. PLANNING APPLICATIONS

The Panel gave consideration to the schedule of applications submitted and it was:-

### RESOLVED

That the applications for planning permission be determined as detailed below:-

<b>Name and Application No.</b>	<b>16/00610/FUL</b> <b>Joanne Burnett</b>
<b>Proposed Development:</b>	<b>Two bedroom detached house.</b> <b>Land adjacent to 124 Mottram Old Road, Hyde.</b>
<b>Decision:</b>	<b>Approved subject to the conditions set out in the report.</b>

<b>Name and Application No.</b>	<b>16/00386/FUL</b> <b>Mr Chomok Ali</b>
<b>Proposed Development:</b>	<b>Extension to shop front</b> <b>699 Windmill Lane, Denton</b>
<b>Speaker(s)/Late Representations:</b>	<b>Mr Peter Graham spoke against the application.</b> <b>Mr Chomok Ali, applicant, spoke in favour of the application.</b>
<b>Decision:</b>	<b>Approved subject to the conditions set out in the report.</b>

<b>Name and Application No.</b>	<b>16/00063/FUL</b> <b>Q Developments Limited</b>
<b>Proposed Development:</b>	<b>Erection of 24 no. two bedroom apartments in one 3 storey block with means of access, refuse storage, landscaping and parking provision.</b> <b>Site of former Conservative Social Club, Vernon Street, Ashton</b>
<b>Decision:</b>	<b>Approved subject to the prior signing of a S106 legal agreement to secure funding for green space, education and highways as follows:</b>  <b>Green Space: £20,632.37 to fund infrastructure improvements to King George's park, Cedar Park and Smallshaw Fields to include new bins and benches, new play equipment and more sustainable planting.</b>  <b>Education: £18,245.00 for St Damian's RC High School for additional places.</b>  <b>Highways: £16,482.24 to fund new and improved cycle and pedestrian links between Ashton and Queens Road/Palace Road as part of the Ashton/Stalybridge circular route identified in Tameside Cycling Strategy Options report.</b>  <b>And subject to the conditions set out in the report.</b>

<b>Name and Application No.</b>	<b>15/00054/OUT Newton Business Parks (Mr and Mrs Shaw)</b>
<b>Proposed Development</b>	<b>Demolition of all existing on site structures and the redevelopment of the site for residential dwellings (Use Class C3), landscaping, boundary treatments and vehicular access from Cartwright Street – outline. Newton Business Park, Cartwright Street, Hyde.</b>
<b>Decision</b>	<b>Approved subject to the conditions set out in the report and the prior signing of a S106 legal agreement to achieve the following:</b>  <b>(i) Ensure that no development would commence until such time as a scheme and timetable for works to upgrade the retained buildings in Newton Business Park, as indicated on the approved plans, to achieve an Energy Performance Certificate rating E or better by April 2018, had been submitted to, and approved writing by, the Local Planning Authority. The works to upgrade the retained business units must be certified by an independent Energy Performance Certification Assessor and the certificate submitted to and also be approved in writing by the Local Planning Authority;</b>  <b>(ii) Included provision for an approved scheme for the management and maintenance of the landscaped buffer and acoustic attenuation measures separating the two sites; and</b>  <b>(iii) Included a requirement for sums based on the total number of dwellings applied for at reserved matters based on the following calculations:</b>  <b>Education - £886 per 2 bedroom dwelling, £1,234 per 3 bedroom dwelling and £1,353 per 4 bedroom dwelling to be spent at Hyde Community College – payment of contribution to be made prior to occupation of first dwelling.</b>

<b>Name and Application No.</b>	<b>16/00052/FUL Adamson Construction</b>
<b>Proposed Development</b>	<b>Demolition of existing health club and erection of 13 apartments. 32 Denton Road, Audenshaw.</b>
<b>Decision</b>	<b>That the Head of Planning be authorised to grant planning permission subject to the conditions set out in the report and following the completion of an agreement under section 106 of the Town and Country Planning Act 1990 for contributions towards open space and education to support the development.</b>

## **21. OBJECTIONS TO PROPOSED CRAVENWOOD, PALACE ROAD AND ROSE HILL ROAD, ASHTON UNDER LYNE) (PROHIBITION OF WAITING AND SCHOOL ENTRANCE PROHIBITION OF STOPPING) ORDER 2016**

The Assistant Executive Director, Environmental Services, submitted a report, which outlined objection received to the above proposed waiting restrictions.

By way of background information, the Panel were informed that in 2009, a housing estate was built adjacent to Rose Hill Methodist Primary School. As part of the development, the school entrance was re-configured and an entrance was put on the new road, Cravenwood, with the exit from the school utilising the previous entrance on Rose Hill Road.

It was explained that the majority of primary schools within Tameside Metropolitan Borough Council had 'no stopping on school entrance' markings in place and waiting restrictions around the junctions. When Cravenwood was built, this was not taken into consideration and, as such, the visitors to the school began parking on the pavements and obstructing the junction. The school contacted the Council with regard to this issue in 2013.

Since that time, a Sure Start centre and a nursery had opened on the site and the school had been extended to accommodate a further 60 children per year.

In addition, the morning rush regularly caused residents to be blocked in their driveways and on some occasions due to double parking, the road had been completely obstructed.

It was reported that an objection had been received from a resident of Rose Hill Road, who whilst agreeing that the issues needed to be addressed, did not feel a 24 hour restriction was relevant and would result in the residents being penalised. They considered that the times of the prohibition should be limited to 8.45 – 9.00 and 15.00 – 15.30, Monday – Friday during term time as these were the only times the road became congested with traffic, otherwise the road was clear. The resident further expressed concern that the introduction of parking restrictions would result in visitors parking further along Rose Hill Road thus causing access problems for residents in the future and the solution to this problem may be an extension to the waiting restrictions, which would cause further restrictions for them when the school was closed during evenings, weekends and school holidays.

The objector attended the meeting and expressed her concerns, as above.

In response to this, it was explained that the waiting restrictions had been advertised as recommended in the Highway Code, which stated 'a vehicle must not be parked within 10 metres (32 feet) of a junction'. At no time should a vehicle be parked where the waiting restrictions had been advertised, vehicles parking in this manner caused problems with intervisibility between drivers/pedestrians, cyclists etc. If problems did occur in the future, a 'H' bar marking could be installed to help prevent obstructive parking across driveways.

Following full deliberation of the proposals and the objection received including the verbal representations of the objector at the meeting, the Panel agreed the recommendations contained within the report as follows:

### **RESOLVED**

**That the original scheme be implemented and that authority be given for the necessary action to be taken in accordance with the road Traffic Regulation Act 1984 to make the following order: THE TAMESIDE METROPOLITAN BOROUGH (CRAVENWOOD, PALACE ROAD AND ROSE HILL ROAD, ASHTON UNDER LYNE) (PROHIBITION OF WAITING AND SCHOOL ENTRANCE PROHIBITION OF STOPPING) ORDER 2016 as detailed in Section 4.2 of the report, as follows:**

**No Waiting at Any Time:**

**Rose Hill Road, east side, from a point 10 metres north of its junction with Cravenwood to a point 10 metres south of that junction.**

**22. OBJECTIONS TO PROPOSED BUS STOP AND BUS STOP CLEARWAY AT BUCKTON VALE ROAD CARRBROOK**

The Assistant Executive Director, Environmental Services, submitted a report, which outlined objection received to the above proposed waiting restrictions.

By way of background information, it was reported that, in 2008, there was a request to install a bus stop and clearway on Buckton Vale Road, adjacent to the grass verge on the opposite side to Buckton Vale Social Club near the junction with Long Row. Following a consultation process with local residents and Ward Councillors a decision was taken not to progress with the Bus Stop.

Transport for Greater Manchester received a further request for a bus stop in November 2015. The request was received by a ward member concerning the lack of bus stop provision along Buckton Vale Road, particularly opposite Buckton Vale Social Club. It was making life very difficult for the elderly and less mobile people wishing to use the bus service from Carrbrook.

Following the request, a meeting was arranged in February 2016 between residents, members, GM Police, Tameside MBC and TFGM to discuss the proposed bus stop and its position. It was concluded that a residents consultation process would be taken for the installation of a bus stop and clearway as illustrated in the report.

A consultation process was initiated by TFGM and Tameside MBC for the bus stop and clearway, Local residents were informed by letter of the proposal on 1 July 2016 and asked to respond by 21 July 2016. Buckton Vale Social Club asked for an extension to this period which was granted.

A number of objections were received from residents, which were detailed in the report, including officer responses. An objection was also received from Buckton Vale Social Club, the points made and officer responses were also summarised in the report.

It was explained that a questionnaire was also circulated seeking residents' views on the proposal to build a Bus Stop and also whether they wished to prevent buses travelling down Buckton Vale Road altogether. The questionnaire was completed by 35 residents and the results were detailed in the report.

Mr Smirk and Mr Aylett attended the meeting and voiced their concerns in respect of the proposal including:

- that Carrbrook is a designated conservation area;
- that there may be an increase in noise and exhaust pollution;
- the narrow width of the road and that large trucks and farm vehicles regularly drive along it;
- that the bus stop would restrict a local turning spot;
- that the bus stop would attract antisocial behaviour;
- that buses regularly speed through the conservation area;
- that the bus stop would have serious effect on the trade of the Social Club due to reduced parking;
- that there are already three bus stops in the village; and
- that it was understood that the Bus Stop would be for alighting purposes only.

Councillor Pearce spoke in support of the proposals, explaining that the bus stop would assist the disabled, elderly and less mobile. He added that the closest bus stop was approximately 145 metres away, a considerable distance for less able people.

Following full deliberation of the proposals and the objections received including verbal representations at the meeting, the Panel agreed the recommendations contained within the report as follows:

**RESOLVED**

**That the Bus Stop and Bus Stop Clearway be implemented and that authority be given for the necessary action to be taken in accordance with the Road Traffic Act 1988 provision 36, subject to confirmation that the Bus Stop is for both boarding and alighting purposes.**

**23. SECTION 257 TOWN AND COUNTRY PLANNING ACT – DIVERSION OF FOOTPATH HYDE 43**

Consideration was given to a report of the Assistant Executive Director, Environmental Services, which sought authority to make an order under Section 257 Town and Country Planning Act 1990 to divert a public right of way to facilitate the extension to a building that had previously been granted Planning Permission.

Details of the proposed diversion were outlined in the report.

It was also explained that the applicant had confirmed that they would meet the full costs involved in the diversion procedure as well as the costs incurred in bringing the new path into a fit condition for use by the public.

**RESOLVED**

**That the order be made to divert Footpath Hyde 43, as indicated on the plan appended to the report, and the Borough Solicitor be authorised to take the necessary steps to implement this decision.**

**CHAIR**



## Application Number 15/00986/OUT

<b>Proposal</b>	Redevelopment of the site, including demolition of existing buildings, for approximately 96 new dwellings and associated works - outline
<b>Site</b>	Clarendon College Sixth Form Centre, Clarendon Road, Hyde
<b>Applicant</b>	Tameside College
<b>Recommendation</b>	<b>Approve</b>

## REPORT

### 1 APPLICATION DESCRIPTION

- 1.1 The application seeks outline planning consent for the demolition of all of the existing buildings on the college campus and the redevelopment of the land to provide up to 96 new dwellinghouses. At this stage the only matter of detail for which consent is sought is the means of access to the redevelopment site and this would be from the existing vehicle entrances from Clarendon Road. All other matters of detail, namely the layout, appearance, scale and landscaping of the development, are then held in reserve and requiring subsequent consent should this outline application be granted.
- 1.2 A plan has been submitted with the application to indicate how the proposed 96 dwellinghouses could be accommodated on the site.

### 2.0 SITE AND SURROUNDINGS

- 2.1 The application site comprises 2.74ha of land located approximately 0.7km to the north-east of Hyde town centre and includes the main College building, ancillary service buildings, sports hall, car parking areas and a sports field. The existing College buildings are largely two-storey, although the main building rises to 3 storeys in parts, and the sports hall is also equivalent to 2 to 3 storeys in height.
- 2.2 The main College building was constructed in 1912 with later extensions added in 1929 and more recently. From 1929 the building was used as Hyde Grammar School. The school closed in 1979 when the former Hyde Sixth Form College was formally established at the site. Subsequently Hyde Clarendon Sixth Form College merged with Tameside College. The Clarendon Road site was closed in October 2015, with students moving to a new sixth form centre in Camp Street in Ashton (known also as Clarendon College) and to the College's existing site on Beaufort Road in Hyde.
- 2.3 The site is bound to the north by Hyde Park, with significant areas of trees running along this boundary. Hyde Police Station is located adjacent to the site to the west and the railway line to the east. There is residential development, comprising high density terraced houses, across Clarendon Road opposite the main site frontage.
- 2.4 Land within the site slopes down from Clarendon Road towards Hyde Park at the rear, and downwards to the sports hall, which is at a lower level than both the road and the main College buildings. There are a number of mature trees within the site, particularly along the front boundary of the site with Clarendon Road, some of which are covered by a tree preservation order.

- 2.5 There are two main vehicle access points to the site; a northern/eastern access serving the main College site, and a southern/western access serving the sports hall.
- 2.6 The nearest bus stops to the site, with eastbound and westbound services, are located on Clarendon Road, adjacent to the site's southern boundary. The stops on Clarendon Road are served by Service 346, which operates between Hyde town centre, Newton, Dukinfield, Ashton town centre and Tameside General Hospital. The bus route then passes close to Hyde Newton and Ashton-under-Lyne railway stations as well as the Metrolink line and the proposed transport inter-change in Ashton town centre.

### **3.0 PLANNING HISTORY**

- 3.1 None relevant.

### **4.0 RELEVANT PLANNING POLICIES**

- 4.1 Tameside Unitary Development Plan (UDP) Allocation  
Part unallocated. Part protected green space

#### **4.2 Tameside UDP**

##### **4.2.1 Part 1 Policies**

- 1.3: Creating a Cleaner and Greener Environment.
- 1.4: Providing More Choice and Quality Homes.
- 1.5: Following the Principles of Sustainable Development
- 1.12: Ensuring an Accessible, Safe and Healthy Environment

##### **4.2.2 Part 2 Policies**

- H2: Unallocated Sites.
- H7: Mixed Use and Density.
- OL4: Protected Green Space.
- T1: Highway Improvement and Traffic Management.
- T11: Travel Plans.
- N4: Trees and Woodland.
- N5: Trees Within Development Sites.
- MW11: Contaminated Land.

#### **4.3 Other Policies**

- 4.3.1 Residential Design Supplementary Planning Document.  
Tameside Playing Pitch Strategy

#### **4.4 National Planning Policy Framework (NPPF)**

- 4.4.1 Section 1 Delivering sustainable development  
Section 6 Delivering a wide choice of high quality homes  
Section 7 Requiring good design  
Section 8 Promoting healthy communities

#### **4.5 Planning Practice Guidance (PPG)**

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific

reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

## **5.0 PUBLICITY CARRIED OUT**

- 5.1 As part of the planning application process 89 notification letters were sent out to neighbouring properties on 17<sup>th</sup> November 2015 and a notice was posted at the site and published in a local newspaper on 26<sup>th</sup> November 2015.

## **6.0 RESPONSES FROM CONSULTEES**

- 6.1 The Head of Environmental Services – Highways has raised no objections to the proposal and has requested conditions and informative notes to be attached to any approval.
- 6.2 The Sport and Leisure Facilities Development Manager is satisfied with the proposed measures to mitigate for the loss of the playing field.
- 6.3 Network Rail has raised no objections to the proposal and has requested that conditions to be added to any approval.
- 6.4 The Design for Security Unit has raised no objections to the proposal and has suggested that any application for approval of the reserved matters shall be accompanied by a Crime Impact Statement.
- 6.5 The Coal Authority has raised no objections to the proposal and has requested that a condition to be added to any approval.
- 6.6 The GM Ecology Unit has raised no objections to the proposal.
- 6.7 Sport England have stated that an objection to the loss of the existing sports pitch at the College will be withdrawn once a suitable section 106 agreement or other legal mechanism is confirmed on replacement provision.

## **7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

- 7.1 In response to the original notifications objections have been received from six households; two being from residents in Clarendon Road, two from residents in Hyde and two from residents in Denton. The grounds given for objecting are:
- increased traffic generated by the development exacerbating problems of congestion in Clarendon Road;
  - the disruption caused to neighbours during demolition and construction;
  - the loss of the main building and the college facility; and,
  - the loss of trees.

## **8.0 ANALYSIS**

8.1 The principal issues in deciding this application are:-

- 1) The principle of the development and the loss of the playing fields and existing buildings,
- 2) A planning obligation,
- 3) Access and traffic, and
- 4) The indicative layout.

9.0 The land on which the former College buildings stand comprises of both previously developed land and protected green space. UDP policy H2 confirms that the Council will generally permit the redevelopment of previously developed land for residential use. In this case, the site is no longer in active use as an education site and currently lies vacant, and can therefore be deemed as previously developed and available. The key issue is therefore the loss of the playing fields.

### **Loss of the playing fields**

- 9.1 Being allocated as forming part of a wider area of protected green space, which links in to the adjacent Hyde Park, the playing fields are not a site on which the Council would normally grant permission for built development. The policy (OL4) to retain areas of protected green space sites does however allow for sites to be released for built development, such as residential, in light of certain considerations. One such consideration is if playing field or green space which will be lost as a result of a proposed development would be replaced by a playing field or green space of an equivalent or better quality and quantity, in a suitable location and subject to equivalent or better management arrangements, prior to commencement of development. This consideration is wholly in-keeping with the NPPF (Section 8).
- 9.2 The Council manages municipal football pitches at Garden Street and Victoria Street in Hyde. The two pitches at Victoria Street are classified as "standard" in the Council's current Playing Pitch Strategy with spare capacity of 2.5 matches per week. The two pitches at Garden Street are classified as "standard" in the Council's current Playing Pitch Strategy with spare capacity of 1 match per week. Both sites would benefit from investment in pitch quality which may then result in additional usage by local clubs. The renovation proposal to improve the grass pitches at both sites, which are located in the vicinity of Hyde Clarendon sixth form site, will further enhance provision in the locality along with the new synthetic turf pitch located at Hyde United FC. The works would include scarifying, top-dressing, de-compacting, over-seeding, fertilising and irrigating each pitch, and these improvements will provide adequate mitigation for the loss of the pitch at the former college site.
- 9.3 The renovation proposal to deliver improvements to the football pitches at Garden Street and Victoria Street to compensate for the loss of the playing field at the application site is therefore considered acceptable and compliant with UDP policy OL4.
- 9.4 Having objected initially to the loss of the playing field, Sport England has confirmed that the objection will be withdrawn once a suitable section 106 agreement or other legal mechanism to is completed in order to secure the improvements at Garden Street and Victoria Street.

- 9.5 If the Council was minded to approve the application without the agreement being completed, because of the objection by Sport England, the application must be referred to the Secretary of State before a decision could be issued.
- 9.6 The recommendation on the application is to grant planning permission subject, among other things, to the prior signing of a Section 106 Legal Agreement in order to secure appropriate mitigation for the loss of the playing fields so that the proposal complies with UDP policy OL4 and the NPPF, and confirmation of the withdrawal of the objection from Sport England. Sport England will then be consulted on the final content of the agreement in order that the objection can be withdrawn.

### **Loss of main building**

- 9.5 The main building was constructed in 1912 and whilst undoubtedly presenting an attractive and locally-distinctive façade towards Clarendon Road, when it was reviewed in 2009 by Historic England in response to an application for listing, the main college building was not considered of sufficient special architectural or historic interest to merit listing. The reasons for the building not to be statutory listed included: -
- It is fairly standard in terms of its architectural styling for its 1912 date and lacks special interest within a national context.
  - It has incurred significant external and internal alteration to all areas, and has been considerably extended to the rear.
  - The later extensions are unsympathetic to the original character and design of the building.
  - It possesses a standard internal layout that has been compromised by the later additions
  - Many original interior features have been altered or lost, and where they do survive they are standard in terms of their quality, styling and design.
- 9.6 The application includes an assessment of significance which describes the main building having a heritage asset of low (local) value. The assessment concurs with the findings of Historic England, which states that the building lacks the architectural and historic value to warrant statutory protection.
- 9.7 The building is not listed, either nationally or locally and is not considered a 'designated heritage asset' and therefore does not benefit from statutory protection against its loss.
- 9.8 The loss of the building could partially be mitigated by a recording and photographic survey to Historic England 'Level 1' (understanding historic buildings) which would record the significance of the building and what is to be lost. In addition, the brick pillar / railings boundary to the site frontage are to be retained as a historic reference to the previous use of the site. It is therefore recommended that conditions are imposed to retain and protect the existing wall and railings along Clarendon Road and to require a photographic survey and recording of the main building prior to its demolition.

### **Loss of sports hall**

- 9.9 Having been built in 2002, the sports hall is of no special architectural or historic interest. Use of the sports hall was principally by the College, but community use by

agreement outside of college hours. In preparation for the closure of the Clarendon Road campus, community use of the sports hall was ended in February 2015.

- 9.10 There was only ever a limited take-up of the use of the sports hall available to the community, with a maximum utilisation of 29% and then it was mainly for recreational use rather than formal competitive play. The majority of recent users have since found alternative venues to continue to play sport. As is confirmed by the absence of objection from Sport England, the loss of the sports hall as a recreational facility can be accepted in principle.

## **10.0 Planning obligation**

- 10.1 In order that the quality of the single pitch at Victoria Street and the two pitches at Garden Street can be improved to a “good” standard the applicant is agreed an investment £70,000 and so allow for additional games per week. The scope of these works has been developed in consultation with the Football Association’s Pitch advisor. Should the Panel be minded to approve the application, such an agreement would form part of the terms of an Agreement under Section 106 of the Planning Act.

- 10.2 A development such as this would normally be subject to further financial contributions secured by means of a section 106 Planning Agreement. However, given the financial sensitivity of the development and the benefits the development would help to deliver, including the Vision Tameside project, in this instance it is appropriate that any further contribution is waived. Alternative provision for education is made elsewhere in the Vision Tameside project, not least in the new Clarendon College in Ashton town centre.

## **11.0 Access and traffic**

- 11.1 Vehicular access to the site will continue to be taken off Clarendon Road via the existing access arrangements to the main College element of the site and the sports hall element of the site. The existing gated pedestrian access on Clarendon Road will be retained as an emergency access. Additional points of access would also be created for pedestrians, although the exact details of such arrangements will be addressed as part of the final layout at reserved matters stage.

- 11.2 Utilising existing openings on to Clarendon Road the proposed access points to the site avoids the need to lose any of the trees along the site’s frontage. The traffic generated by the development would not materially exceed that generated by the previous college use of the site. Given the proximity of the 346 service bus route, the site is well located for services to Hyde town centre and the bus station.

- 11.3 Based on surveys undertaken whilst the college was operational a Transport Statement submitted with the application indicates that the proposed residential development would generate less traffic in the morning peak than did the previous college use. It is expected that there would be an increase in traffic generated by the proposed development in the evening peak but this would not be so great so as to impact materially on the existing network.

- 11.4 The college use generated considerable pedestrian traffic between Hyde town centre and the site. It is anticipated that the residential development would generate less pedestrian movements which is likely to reduce pedestrian demand on traffic signals on Clarendon Road.

11.5 In overall terms therefore officers are satisfied that the proposed development is acceptable in terms of access, highway safety and parking provision and the development complies with UDP Policies T1, T7 and T10 and Section 4 of the NPPF.

## **12.0 Indicative layout**

12.1 Despite the proposed layout of the site being held in reserve the application is accompanied by an indicative drawing showing how the site might be laid out. The drawing shows a range of 2, 3 and 4 bedroom family and executive homes of various types and sizes, including townhouses, semidetached and detached houses. The highest density of development within the site is shown as being concentrated along the Clarendon Road frontage to reflect the existing terraced housing opposite the site and to provide a strong and continuous frontage along the street. The density then reduces towards the boundary with the Park and at the northern end of the site to create a softer transition with the open space. The overall density of development would therefore be approximately 38.5 units per hectare.

12.2 The trees and woodlands which border the site are shown as being retained and used to provide a mature backdrop to the proposals, with new trees being introduced where appropriate. It is also intended that the existing brick pillars and railings along the site frontage are retained and so provide historic reference.

12.3 Ultimately, a reserved matter, officers are satisfied the indicative layout successfully demonstrates that up to 96 houses could be accommodated on this site.

## **13.0 Ecological significance**

13.1 The site has been assessed by the GM Ecology Unit and no objection is raised on nature conservation grounds. Bat surveys undertaken of the buildings to be demolished did not record signs of roosting bats.

## **14.0 Ground conditions**

14.1 Records indicate that the site has been subject to historic recorded underground coal mining at shallow depth and is also likely to have been subject to unrecorded underground coal mining at shallow depth. A Coal Mining Ground Investigation & Risk Assessment Report submitted with the application confirms also a potential mine entry (adit) being present within the site boundary. The Report is however inconclusive and recommends further investigation works are required in order to enable an appropriate remedial strategy to be agreed. Therefore, in accordance with the consultation response from the Coal Authority, in order to secure the integrity of any development and in the interests of public health, it is recommended that any permission be conditional, among other things, upon a scheme of intrusive site investigations and any necessary remedial works found to be necessary being carried out.

## **15.0 Conclusion**

15.1 In conclusion, the proposed development would result in the beneficial re-use of previously developed land providing much needed housing in an accessible location close to a wide variety of services and transport links in Hyde Town Centre. Whilst there are some concerns about the loss of the playing field, this has been compensated with the upgrading of football pitches at Victoria Street and Garden Street which are within close walking distance to the site. The development of this

vacant site will deliver positive regeneration benefits and contribution to the housing land supply. The proposed development is therefore considered to be sustainable development which accords with the development plan, SPD, NPPF and PPG.

## **RECOMMENDATION**

Grant planning permission subject to: -

- A) the prior signing of a Section 106 Legal Agreement, and
- B) the withdrawal of the objection from Sport England,
- C) the following conditions and
- D) approval to process a Traffic Regulation Order.

- A) Section 106 Legal Agreement: to secure a contribution of £70,000 towards the upgrading of existing sports pitches at the Victoria Street and Garden Street prior to commencement of the residential development.
- B) Conditions:
  1. Application for approval of reserved matters must be made not later than the expiry of three years beginning with the date of this permission and the development must be begun not later than the expiry of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
  2. Before any development is commenced approval shall first be obtained from the local planning authority with respect to the reserved matters, namely the layout, scale, appearance, and landscaping of the development.
  3. The plans and particulars to be submitted with the reserved matters shall include full details of both hard and soft landscape works, inclusive of existing vegetation cover and ancillary built structures. These details shall include:-
    - a) hard - existing and proposed finished levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures [eg: furniture, play equipment, refuse or other storage units, signs, lighting etc], proposed and existing functional services above and below ground [eg; drainage, power, communications cables, pipelines etc indicating lines, manholes, supports etc];
    - b) soft - planting plans, written specifications [including cultivation and other operations associated with plant and grass establishment], schedule of plants [noting species, plant sizes and proposed numbers/densities where appropriate], implementation programme).
  4. The plans and particulars to be submitted with the reserved matters shall include details of the existing and proposed ground levels for the whole site, and the proposed finished floor levels of the dwellings.
  5. The development hereby permitted shall be carried out in accordance with the following approved plans: the location plan and, in so far as it relates to access to the site only, that ref. 014-030-005 REV. E.



6. Development shall not commence until the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
- i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
  - ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.
  - iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
  - iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

7. Prior to the commencement of any development:

details of a scheme of intrusive site investigations, including gas monitoring, in order to establish the exact situation regarding coal mining legacy issues on the site shall be submitted to, and approved by, the local planning authority;

any approved scheme shall then be undertaken and a report of findings arising from the investigation, including a scheme of any necessary remedial works, shall be submitted to, and approved by, the local planning authority.

The development shall then be implemented in accordance with the approved remedial works.

8. No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

9. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

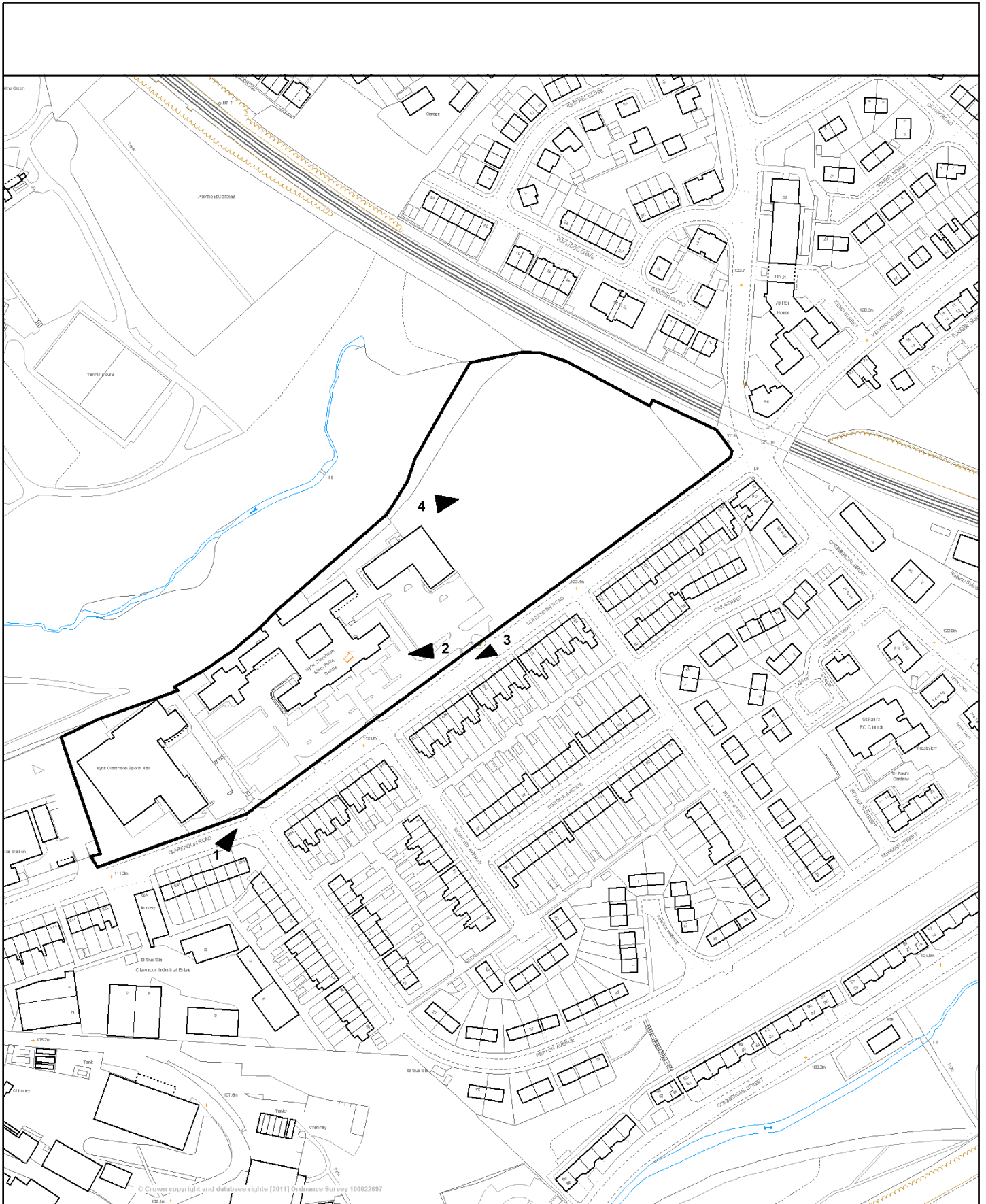
The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing

by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

Foul and surface water shall be drained on separate systems.

The development shall be completed in accordance with the approved details

10. A clear view shall be provided at the junction of site accesses with Clarendon Road. The areas shall measure 2.4 metres along the centre of access and 70 metres in both directions along the edge of the roadway in Clarendon Road and these must be kept clear of anything higher than 0.6 metres above the edge of the adjoining roadway or access.
  11. The development shall not commence until details of the wheel cleaning facilities, temporary access, vehicle parking and turning facilities to be provided during the construction period, has been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented and retained in operation through the duration of the building works
  12. During demolition and construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.
  13. No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive).
  14. The existing boundary wall and railings to Clarendon Road shall be retained in situ, except where indicated otherwise on the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.
  15. No development to which this permission relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the local planning authority.”
- C) That the Assistant Executive Director Environmental Services be authorised to process any Traffic Regulation Order considered necessary and in accordance with the Road Traffic Regulation Act 1984. Subject to the resolution of any objections received during the public consultation period.



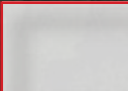

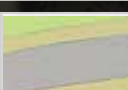

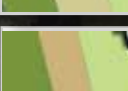




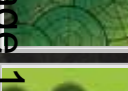



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Key

-  Application Boundary
-  Homes
-  Streets
-  Lanes
-  Shared Driveways
-  Footpaths
-  Rear Access Lanes
-  Shared Surface
-  Existing Trees
-  Proposed Trees (Indicative)
-  Protected Tree
-  Green Infrastructure
-  Private Gardens

Page 19

 n\*ORTH

0m 10m 20m 30m 40m 50m 60m

Scale 1:1250 (@ A3)

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**e\*SCAPE**  
urbanists

Project Title	
Clarendon Road, Hyde	
e*SCAPE Job No.	
014-030	
Client	
Tameside College	
Drawing Number	Revision
014-030-005	REV E
Drawing Title	
Illustrative Masterplan	
Scale	Date
1:1,250 @ A3	April '16

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**Application Number: 15/00986/OUT**

**Photo 1**



**Photo 2**



Photo 3



Photo 4





## **Application Number 16/00653/FUL**

**Proposal** Construction of 9 dwellings and associated infrastructure.

**Site** Land at Grange Road South, Hyde

**Applicant** McDermott Developments Ltd

**Recommendation** **Approve**

## **REPORT**

### **1.0 APPLICATION DESCRIPTION**

1.1 The application is for full planning permission for the development of 9, 2-storey, detached houses on 0.34 hectares of land that was occupied formerly by Enterprise House on the eastern side of Grange Road South in Hyde. The mix of proposed houses includes: eight, 4-bedroom houses and one, 3-bedroom house.

1.2 The development would be accessed from Brook Close which is a relatively new road off Grange Road South and forms the southern boundary of the site and was built as part of the redevelopment of the neighbouring former site of Hyde Hospital for 33 houses.

1.3 Two of the 4-bedroom houses would face out on to Brook Close before a new access road, travelling northward from Brook Close, would enter the site. Two, 4 bedroom houses would face eastward out on to this new access road. The road would end at a turning-head at the north-eastern corner of the site from where a private driveway serving the remaining five houses would return westward towards Grange Road South.

1.4 Each house would have front and rear gardens and be provided with sufficient space to park two cars off-street. The two houses facing on to Brook Close would be provided with detached garages.

1.5 All of the buildings would be 2-storey rising to a height of 5.1m at eaves level and 7.6m at roof ridge. All would be brick-built with tiled roofs.

1.6 Two protected trees at the middle of the site's northern boundary would be retained. Two other existing trees in the site would be lost and seven new trees would be planted.

### **2.0 SITE & SURROUNDINGS**

2.1 Situated approximately 560 metres to the south-east of the town centre the site is located in a predominantly residential area on the routes of the 341, 342 and 344 bus services which provide regular services to the town centre. Alder Community High School at Mottram Old Road is situated approximately 500m to the south of the site.

2.2 The site is situated at a higher level than the land to the north and, in Grange Road South, to the west. To the north the site abuts gardens of houses in Grange Road South and Critchley Close. These houses are approximately 1.64m lower than the application site and so the boundary between the site and these houses is formed by a stone-built retaining wall. The retaining wall wraps around to the west of the site

along Grange Road South and reduces in height to the level junction with Brook Close. Across Grange Road South there are rows of 2-storey terraced houses facing toward the site.

- 2.3 Beyond the new access road that would serve the development the site is bounded to the east by the environs of Hyde Nursing Home. To the south, across Brook Close, houses built as part of the redevelopment of the former Hyde Hospital face towards the site.
- 2.4 The site is occupied currently by Enterprise House, a 2/3 storey, brick-built building, which formerly provided an administrative block for the Hospital. The building is currently being removed following the Council issuing in March 2016 its prior approval (ref. 16/00100/NDM) for its demolition.

### **3.0 RELEVANT PLANNING POLICIES**

- 3.1 Tameside Unitary Development Plan (UDP) Allocation
  - 3.1.1 Unallocated

#### **3.2 Tameside UDP**

##### **3.2.1 Part 1 Policies**

- 1.3: Creating a Cleaner and Greener Environment.
- 1.4: Providing More Choice and Quality Homes.
- 1.5: Following the Principles of Sustainable Development
- 1.10: Protecting and Enhancing the Natural Environment.
- 1.12: Ensuring an Accessible, Safe and Healthy Environment.

##### **3.2.2 Part 2 Policies**

- H1: Housing Land Provision
- H2: Unallocated Sites
- H4: Type, Size and Affordability of Dwellings.
- H10: Detailed Design of Housing Developments
- T1: Highway Improvement and Traffic Management.
- T10: Parking
- N5: Trees Within Development Sites
- MW11 Contaminated Land.

#### **3.3 Other Policies**

- 3.3.1 Residential Design SPD

#### **3.4 National Planning Policy Framework (NPPF)**

- 3.4.1 Section 6 Delivering a wide choice of high quality homes
- Section 7 Requiring good design
- Section 8. Promoting healthy communities
- Section 11 Conserving and enhancing the natural environment

#### **3.5 Planning Practice Guidance (PPG)**

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

#### **4.0 PUBLICITY CARRIED OUT**

4.1 As part of the planning application process, 22 notification letters were sent out to neighbouring properties on 4<sup>th</sup> August 2016 and a notice was posted at the site and in a local newspaper on 11<sup>th</sup> August 2016. Following the plans being amended notification letters were sent to the same 22 neighbours on 10<sup>th</sup> October 2016.

#### **5.0 RESPONSES FROM CONSULTEES**

5.1 Head of Environmental Services – Highways has raised no objections to the proposals and has requested conditions to be added to any approval.

5.2 The GM Police Design for Security Unit has no objection and has requested a condition to be added to any approval.

5.3 United Utilities has no objection to the proposal and has requested conditions to be added to any approval.

#### **6.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

6.1 Objections have been received from 3 households in Critchley Close. The reasons given for objecting are:

- potential for over-looking, particularly of gardens, from the new houses at the higher level;
- loss of trees and habitats they provide;
- additional loading prejudicing the stability of the boundary retaining wall; and,
- the likelihood of surface water from the gardens of the new houses draining in to the gardens of existing house;

#### **7.0 ANALYSIS**

7.1 The principal issues in deciding this application are:-

- 1) the principle of the development
- 2) the design and appearance
- 3) the layout and impact on residential amenity
- 4) highway safety, accessibility and car parking
- 5) landscaping and tree planting

#### **8.0 Principle of Development**

8.1 Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Consideration will also be necessary to the appropriate weight to be afforded to the development plan following the publication of the National Planning Policy Framework. Paragraphs 208 - 219 of the

NPPF set out how its policies should be implemented and the weight which should be attributed to the UDP policies. Paragraph 215 confirms that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. At the heart of the NPPF is the presumption in favour of sustainable development and would support the delivery of a wide choice of quality homes with housing applications being considered in the context of a presumption in favour of sustainable development.

- 8.2 Being unallocated on the UDP Proposals Map and constituting a brownfield, or previously-developed site, according to policy H2, unless other considerations take precedence, the proposal for residential development on the site is acceptable in principle. Moreover, the appropriate re-development of the site would avoid the prominent disused building falling into dereliction, or its site remaining undeveloped, and so improve the appearance of the locality.
- 8.3 In overall terms, officers are satisfied that the principle of development can be supported. The site comprises previously developed land within an established residential area and its redevelopment will deliver quality homes and create a sustainable, inclusive housing development which conforms to the Tameside UDP and is in accordance with the NPPF core principles and Section 6 of the NPPF.

## **9.0 Design and Appearance**

- 9.1 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that “it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.” Whilst the NPPF confirms any decision should not attempt to impose architectural styles or particular tastes and not stifle innovation but adds it is proper to promote or reinforce local distinction.
- 9.2 The current application constitutes in effect a second phase of the Hyde Hospital redevelopment scheme. As is the first house in the previous phase, the two houses in this second phase that would abut the site’s boundary with Grange Road South are side-on to that road. The two houses in this second phase that would front on to Brook Close, including one of those side-on to Grange Road South, would face existing houses in phase one and so contribute to a coherent overall development. Each of the new houses would face out on to roads and so would provide active frontages to the roads.
- 9.3 Both the scale, at 2-storeys, and the general design and appearance of the proposed houses are akin to those aspects of the newly-built houses. The conformity of scale and a consistent palette of external finishes throughout the wider development would achieve a unified scheme that acknowledges the character of the locality within which it is set.
- 9.4 All of the proposed dwellings achieve National Space Standard requirements for minimum gross internal floor area and built in storage.
- 9.5 It is considered that the design and appearance of the development conforms to the requirements of the Residential Design SPD, UDP Policy H10 and Sections 1, 6 and 7 of the NPPF and is therefore acceptable.

## **10.0 Layout and Impact on Residential Amenity**

- 10.1 Each of the new houses would be provided with adequate private amenity space, in the form of front and rear gardens, consummate with the family homes.
- 10.2 In terms of the internal layout of the development, adequate distances are achieved between the new houses within the development, in compliance with the Council's policy towards spacing between dwellings, so that there would be no undue over-looking or overshadowing of neighbouring houses.
- 10.3 A distance of at least 21m is achieved between the new houses that would face on to Brook Close and the newly-built houses opposite and there would be a distance of 24m between the new houses and those across Grange Road South. These distances are greater than the minimum normally required.
- 10.4 To the north, where the site abuts the gardens of houses in Grange Road South and Critchley Close, due to the site being at a higher level, the Council's policy requires that minimum spacings of 16m and 23m, respectively, are achieved. The actual distances would in fact be 18m and 23.8m, respectively.
- 10.5 Being at a higher level there would be the opportunity for over-looking from the rear gardens of the new houses along the northern side of the site in to the gardens of the existing houses neighbouring houses in Grange Road South and Critchley Close. The existing retaining wall, which would remain, along this boundary protrudes by approximately 1m above the ground at the higher level in the application site. It is proposed that a 1.8m high close-boarded timber fence be erected immediately behind the wall, in the gardens of the new houses, of which only 80cm would be visible from the gardens of the existing houses, and thus any undue over-looking would be avoided.
- 10.6 An existing meter storage unit located close to the boundary with houses in Critchley Close is to be removed and this would effectively increase the amount of light into the rear of the houses.
- 10.7 The layout of the proposed development is such therefore that adequate spacing is achieved so that there would be no undue over-looking or over-shadowing both within the development and between the proposed dwellings and those existing, and again the development conforms to the requirements of the Residential Design SPD, UDP Policy H10 and Sections 1, 6 and 7 of the NPPF and is therefore acceptable.
- 10.8 So that reasonable protection of the amenities of existing residents is maintained during the period of construction it is recommended that any permission be conditional, among other things, upon no work taking place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays, and there being no work on Sundays and Bank Holidays.

## **11.0 Highway Safety, Accessibility and Car Parking**

- 11.1 The site is reasonably well located for public transport with there being regular bus services along Grange Road South connecting the site to the town centre.

- 11.2 Satisfactory visibility splays would be provided at the junction of each driveway where these meet the highway, and at the junction of the new road with Brook Close so that highway safety would not be jeopardised.
- 11.3 The driveway to the first house off Grange road South would be accessed from Brook Close, otherwise driveways would be accessed equally from the new road or the private driveway in the development. At least 2 off-street parking spaces would be provided for each of the new houses.
- 11.4 The access and car parking arrangements are therefore considered acceptable and in compliance with UDP Policy H10 and T10 and the Residential Design SPD.

## **12.0 Landscaping and Tree Planting**

- 12.1 The two protected and most significant trees within the site would be retained and the landscaping proposals include suitable mitigation for the loss of the other trees. The planting scheme includes seven new trees spread throughout front gardens and hedgerows along prominent frontages within the site.
- 12.2 A 2.1m screen, brick wall would be constructed along the boundary with Grange Road South and be set back approximately 1m from the existing stone wall. The area in between would be planted with ground cover shrubbery.
- 12.3 The house's gardens within the site would be divided by timber palisade fences.
- 12.4 The proposed retention, loss and replacement of trees and the landscaping of the site conforms to the requirements of UDP policies H10, N4 and N5, the Residential Design SPD and Section 11 of the NPPF and is therefore acceptable.

## **13.0 Other Issues**

- 13.1 In order to ensure compliance with the NPPF and PPG, and in accordance with the representation from United Utilities, it is recommended that any permission is conditional, among other things, upon the site being drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.
- 13.2 Historically, an existing building extended from the top of part of the retaining wall between the site and gardens of houses in Critchley Close. When that building was taken down the top of the wall was not dressed with copings and so has given rise to rain penetration from the top, which is causing maintenance issues for existing residents. The applicant proposes to cap this section of wall correctly before erecting the fence to the rear of the plots within the development so as to alleviate this issue.
- 13.3 Not constituting a major application the proposed number of houses is below the threshold by which a financial contribution, by way of a Section 106 agreement, to compensate for the impact of the development, is required. It is therefore considered that there are no local finance considerations that are material to the application.

## RECOMMENDATION

To grant planning permission subject to the following conditions.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and/or a full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: those ref. L02 – 01, PL2 -01 c, 5265.01 rev. B, ALD 1.7, BRO 1.7, BR2 1.7, Wel 1.7, SG 101 and the Crime Impact Statement (Version A:07/03/14).
4. The approved scheme of landscaping, including all boundary treatments, shall be implemented before the development is brought in to use or in accordance with a programme agreed previously with the local planning authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species by the developer unless the local planning authority gives written consent to any variation
5. A clear view shall be provided on both sides of driveways where meeting the footway. It shall measure 2.4metres along the edge of the site access and 2.4 metres along the footway. It must be clear of anything higher than 600mm above the access, except for vertical iron railings to a design that includes rails of not greater than 15mm diameter spaced at not less than 100mm intervals.
6. A clear view shall be provided at the junction of site entrance with larger site access road. Its area shall measure 2.4 metres along the centre of the access and 30 metres to the right along the edge of the estate roadway. It must be kept clear of anything higher than 0.6 metre/s above the edge of the adjoining roadway or access
7. The development shall not commence until details of the wheel cleaning facilities, temporary access, vehicle parking and turning facilities to be provided during the construction period, has been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented to the full satisfaction of the Local Planning Authority and retained in operation through the duration of the building works.
8. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing

by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The scheme shall include details of how foul and surface water shall be drained on separate systems.

The development shall be completed in accordance with the approved details.

9. Development shall not commence until the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
  - i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
  - ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.
  - iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
  - iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

10. During demolition and construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.





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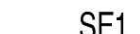
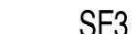
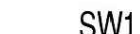



# Grange Road South, Hyde



## SCHEDULE

Ref	Type		Sq. Ft.	No.
ALD	Alderley	4 bed detached	1140	6
BRO	Bromley	4 bed detached	1200	1
BR2	Bromley 2	4 bed detached	1200	1
WEL	Welland	3 bed link detached	855	1
TOTAL			10,095	9

## KEY

-  SF1 1.8m High Timber Palisade Fence to detail
-  SF3 2.1m High Timber Palisade Fence to detail
-  SW1 2.1m screen wall to detail
-  Existing trees to be retained
-  Proposed Tree planting
-  trees to be removed

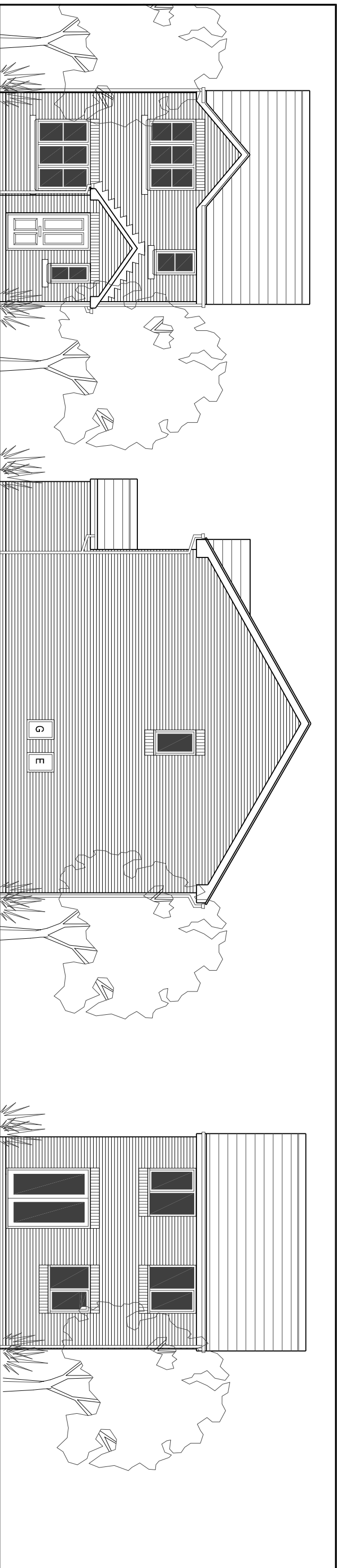
## Site Layout

C B A Rev	06.10.16	Scheme reduced to 9 plots as LA requirements	Scale	1:500	Title	SITE LAYOUT	Project	HYDE HOSPITAL, HYDE ADDITIONAL HOUSING
	14.09.16	Plot 4 moved back and visibility splay added	Date	May 2016				
	01.08.16	Plot 4 level revised	Dwg No	PL2-01 c				
	Date	Revision						



Jupiter House, 1 Mercury Rise, Altham, Lancs BB5 5BY  
 Tel: 01282 774586 Fax: 01282 774616  
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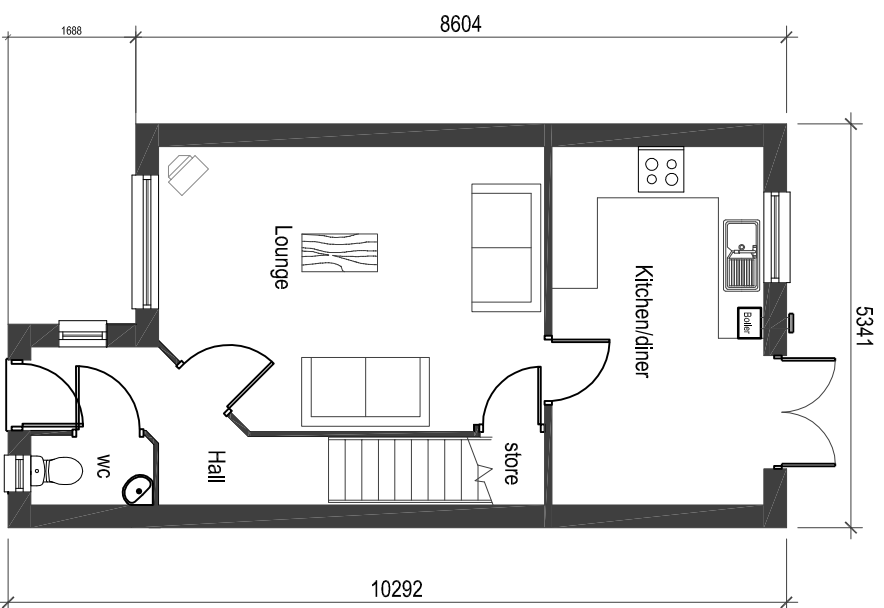
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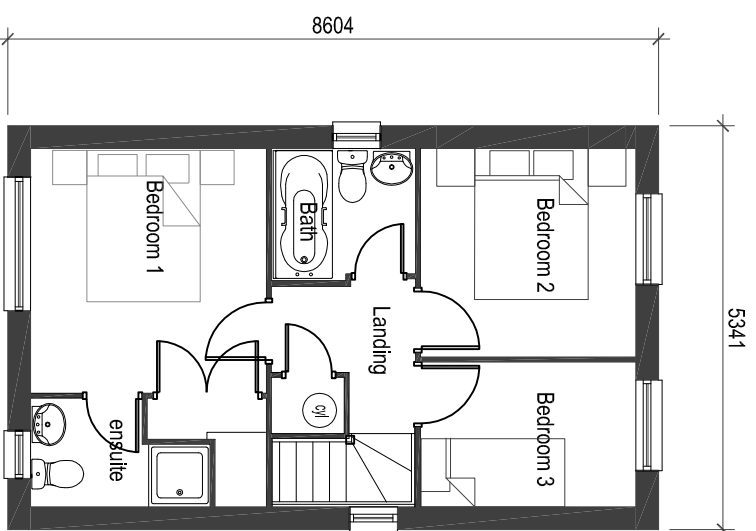
Front Elevation

Side Elevation

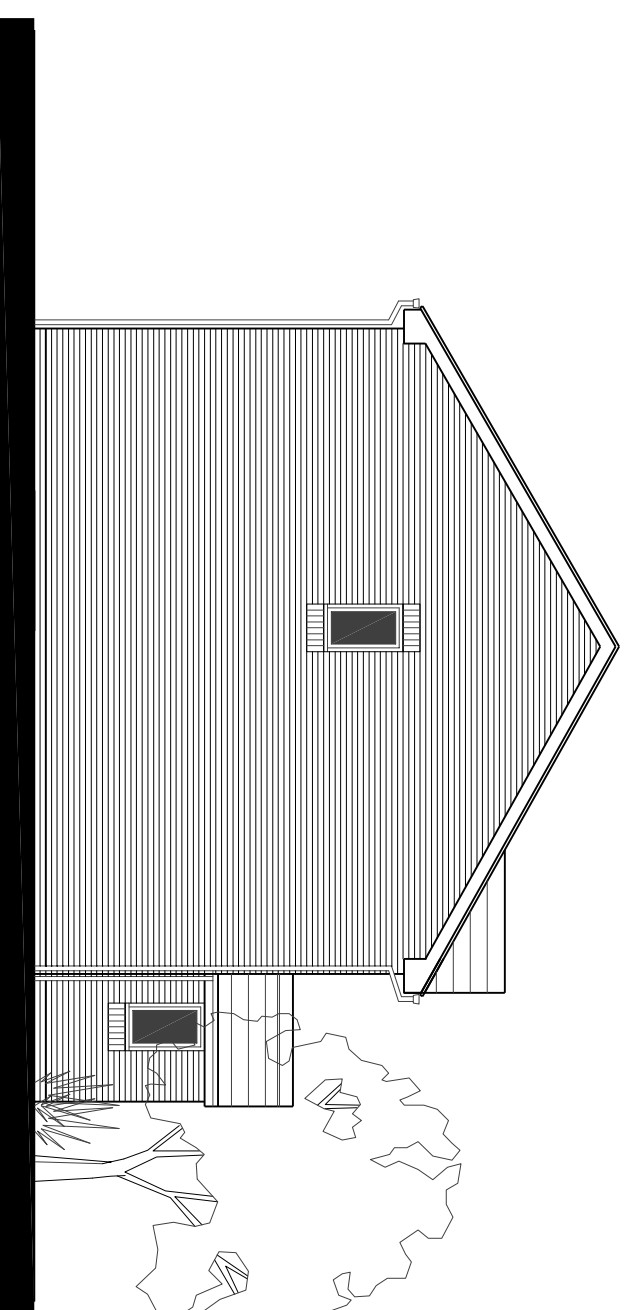
Rear Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

# The Welland

( 855ft<sup>2</sup> / 79.4m<sup>2</sup> )

Scale 1:100

Date MAR 2010

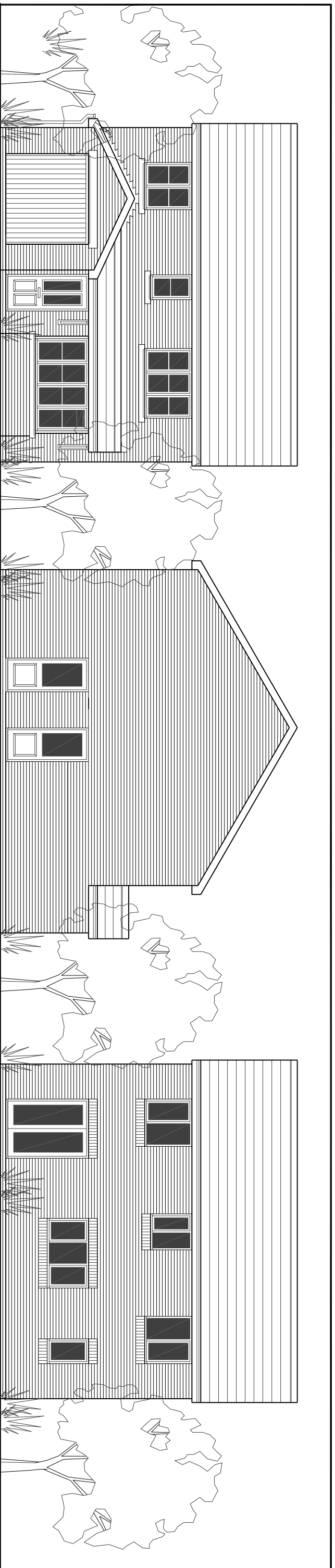
Dwg. No.

**Wel 1.7**

**McDermott**  
DEVELOPMENTS LTD

Jupiter House, Mercury Rise, Altham Business Park, Altham, Burnley, BB5 5BY  
Tel: 01282 411432 Fax: 01282 411433 www.mcdermott-homes.co.uk

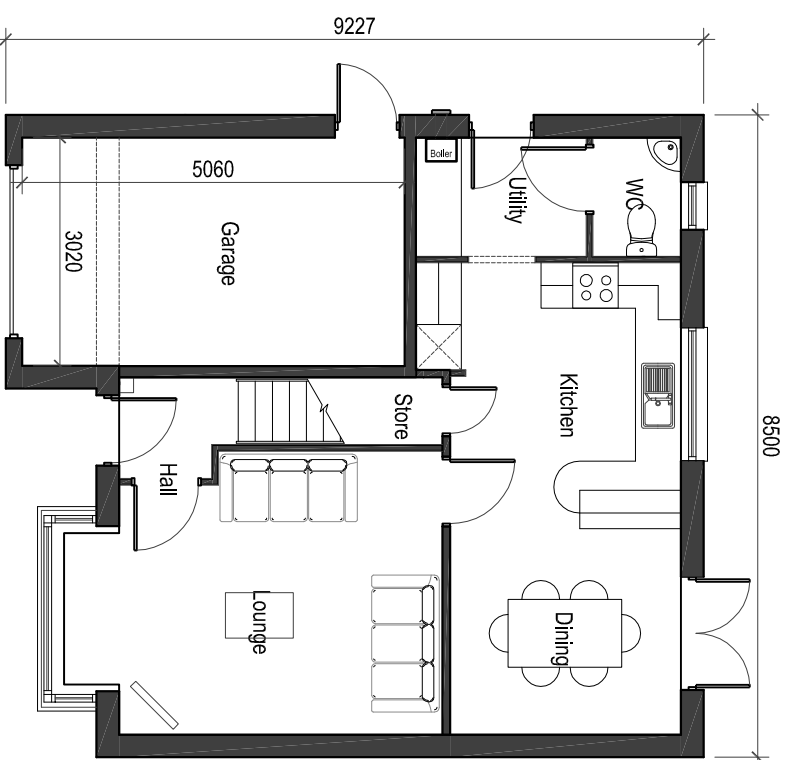
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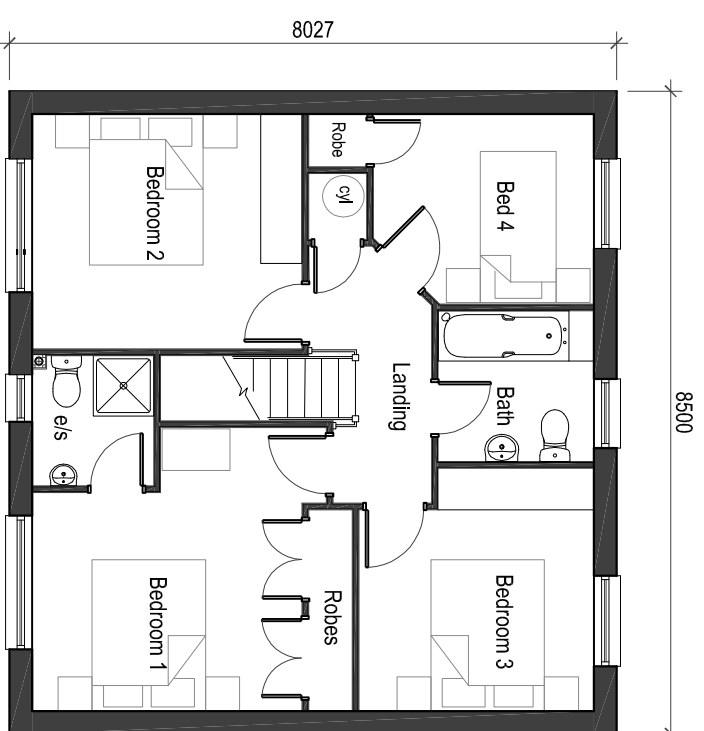
Front Elevation

Side Elevation

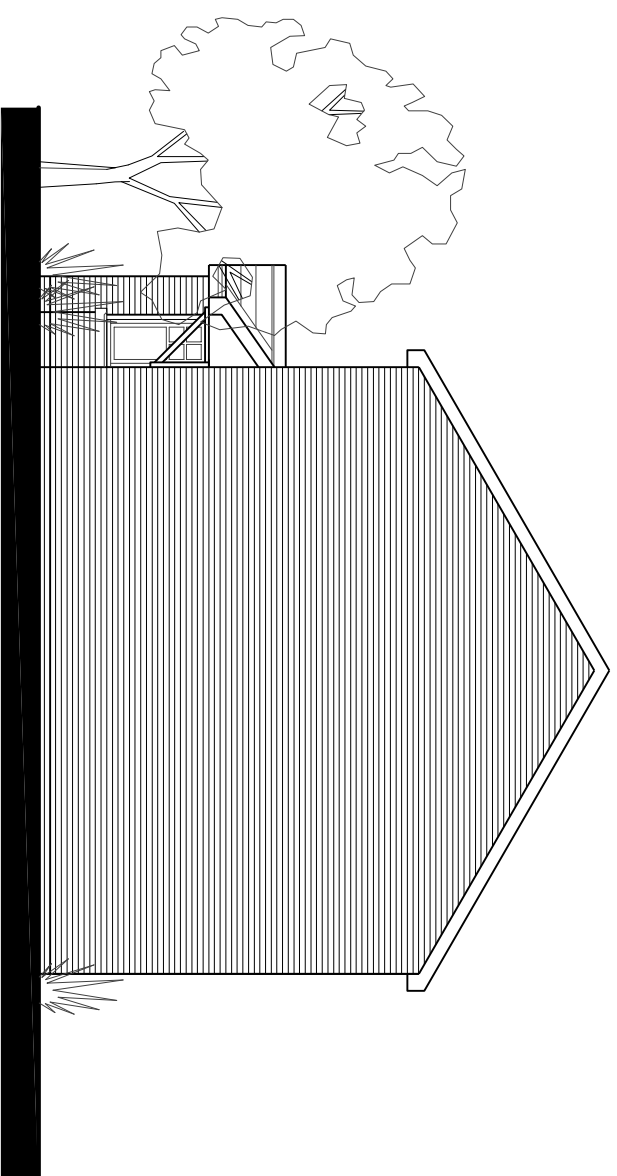
Rear Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

# The Alderley

( 1144ft<sup>2</sup> / 106.3m<sup>2</sup> )

Scale 1:100

Date May 2012

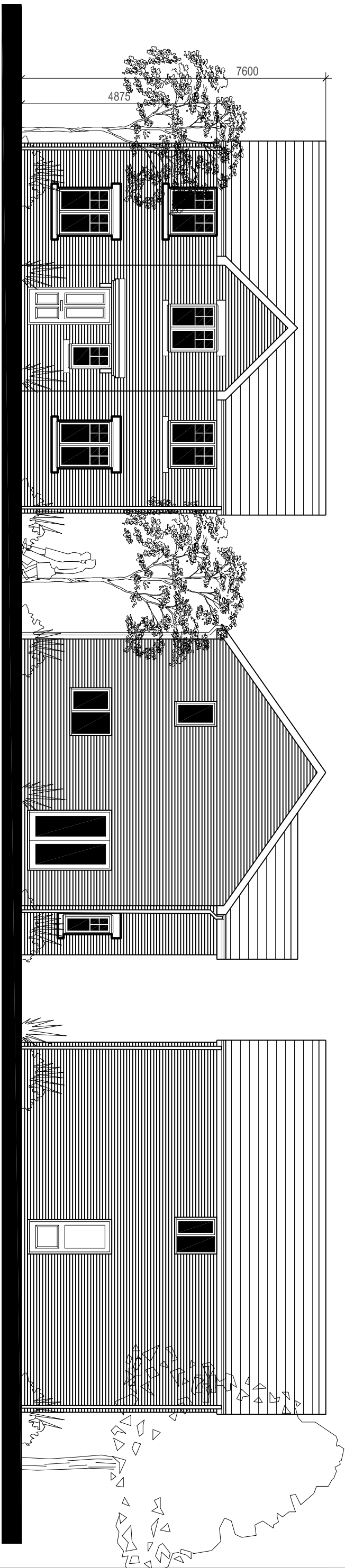
Dwg. No.

**ALD 1.7**

**McDermott**  
DEVELOPMENTS LTD  
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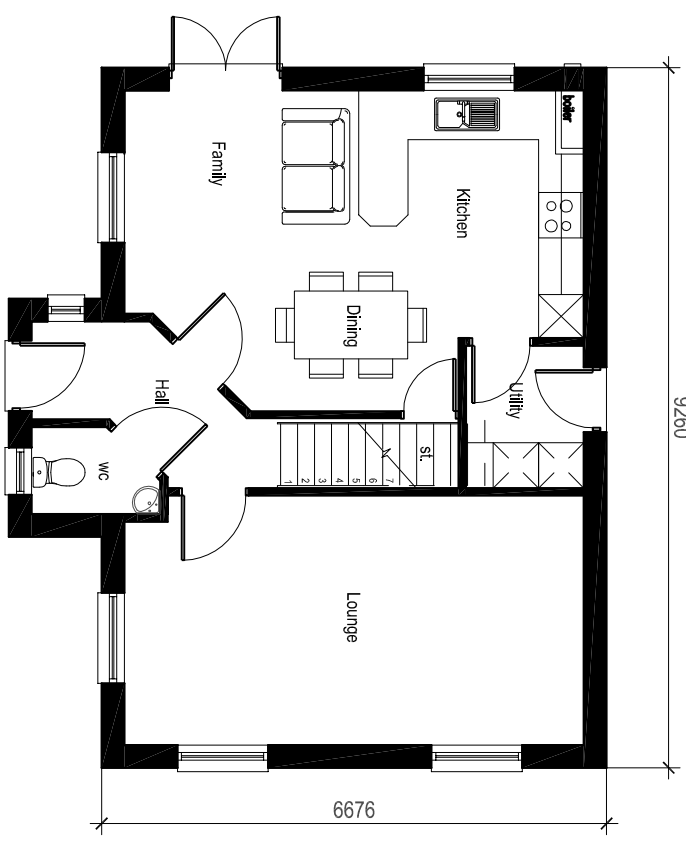




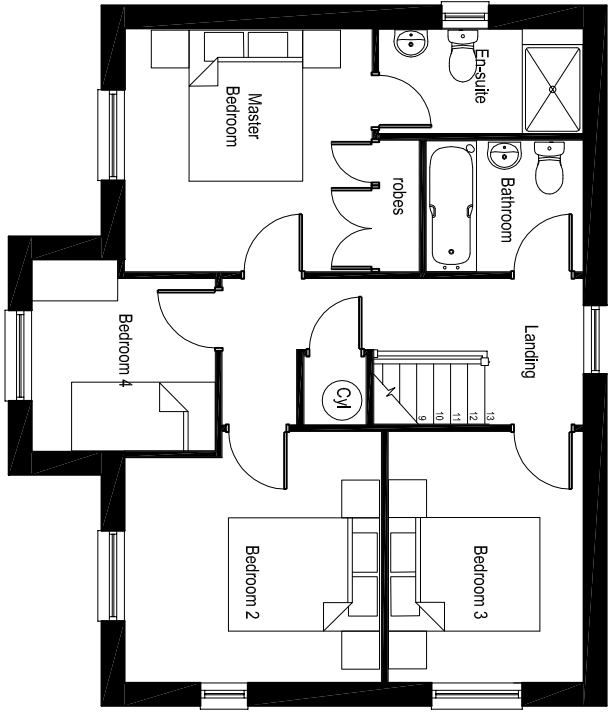
Front Elevation

Rear Elevation

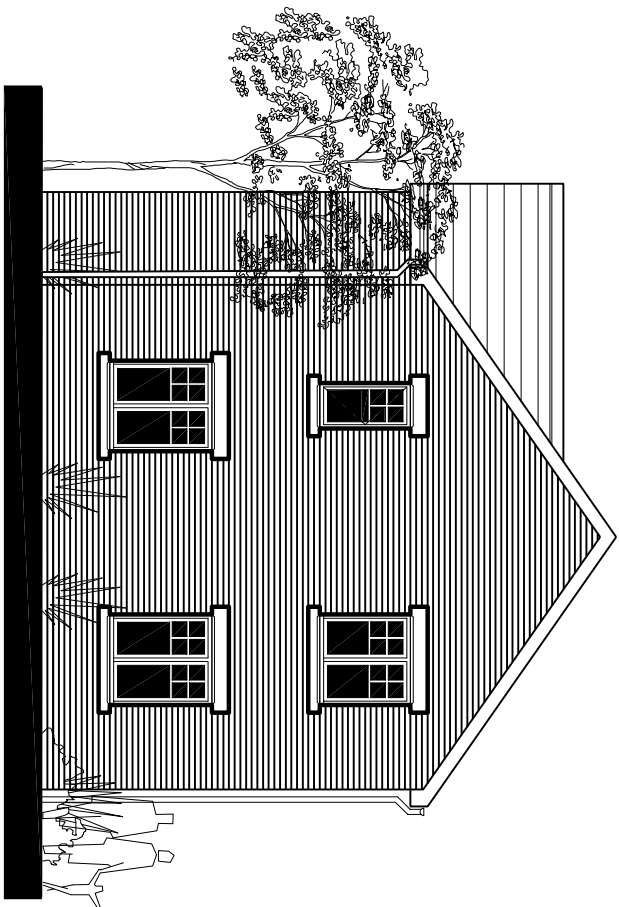
Side Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

# The Bromley

( 1200ft<sup>2</sup> / 111.48m<sup>2</sup> )

Scale 1:100

Date FEB 2013

Dwg. No.

**BR0 1.7**



**McDermott**  
HOMES

Jupiter House, 1 Mercury Rise, Altham, Lancs, BB5 5BY  
T. 01282 774586 F. 01282 774616  
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Application Number: 16/00653/FUL

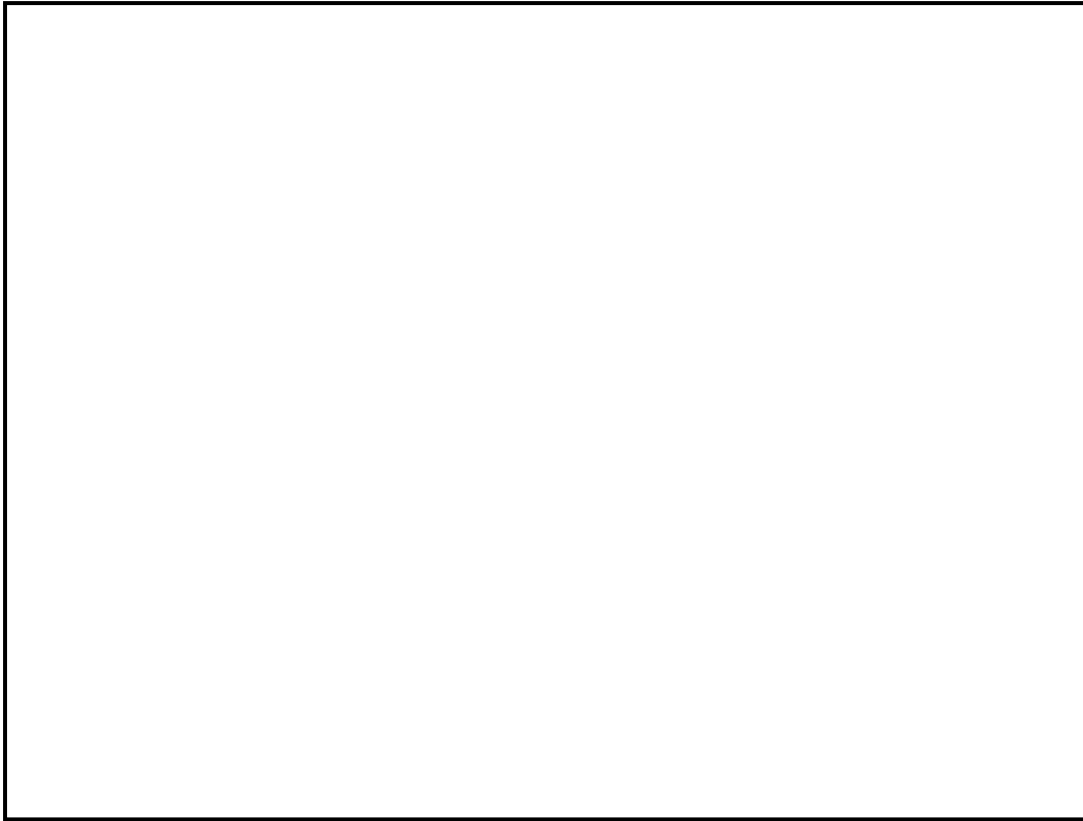
Photo 1



Photo 2



**Photo 3**



**Photo 4**



## **Application Number 16/00441/REM**

**Proposal** Approval of reserved matters including Access, Appearance, Landscaping, Layout and Scale relating to the residential development of land for the erection of 209no dwellings, following the approval of outline planning permission 06/00156/OUT and 11/00326/OUT (renewal).

**Site Location** **Former Site of Hattersley Comprehensive School inc Waterside Court, Fields Farm Road Hyde, Tameside. SK14 3NU.**

**Applicant** BDW Trading operating as Barratt Homes, 4 Brindley Road, City Park, Manchester.

**Recommendation** Approve

## **REPORT**

### **1.0 BACKGROUND INFORMATION**

- 1.1 In April 2005, Manchester City Council tenants in Hattersley voted to switch their tenancies to a registered social landlord - Peak Valley Housing Group (a subsidiary of Contour Housing Group Ltd). The stock transfer signalled the start of a £40m, seven-year improvement plan for existing houses, part of an overall physical development programme that transforms the area, with combined investment estimated at £250m.
- 1.2 This programme, will includes building of approximately 830 new private houses, commercial/retail developments and community facilities commenced in March 2007 with the appointment of the Lead Development Partners. BASE, a joint venture between Barratt Homes and Artisan Property Group are taking forward the residential developments, the first phase of the programme having commenced in March 2010.
- 1.3 The Masterplan for the area shows the location of the proposed development sites in the Hattersley and Mottram area. The Masterplan was prepared on behalf of Tameside Council and partners in December 2003 and adopted as Supplementary Planning Guidance in April 2004.
- 1.4 In consultation with the local community a Development and Delivery Strategy was prepared showing individual development sites, including overarching design principles and plans for improvements to public space. Outline planning applications were submitted between November 2005 and January 2006 for all the residential development sites. Further applications to extend the time period were submitted in 2011.
- 1.5 Overall, 25 sites have been identified as residential development sites within the Hattersley estate, which is aimed at increasing the variety and mix housing offer in the neighbourhood. This planning application provides a reflection of the commitment

of all stakeholders to achieve quality new development, so as to raise the quality of life, image, perception and value into the locality.

## **2.0 SITE & SURROUNDINGS**

- 2.1 The application site covers an area of 6.38 hectares and is the site of the former Hyde Hattersley County Comprehensive School, which has been vacant since the school closed in August 2003. Following closure, the majority of the former school buildings were cleared from the site, although there some areas of hard standing remain. This site also accommodated playing fields (allocated as protected open space) associated with school use, although these have not been used for formal recreation purposes since the closure of the school.
- 2.2 In terms of its setting within the locality, the site is located towards the centre of Hattersley, with Fields Farm Road being positioned directly to the north. The east and west boundaries are made up of Torrington Drive and Waterside Close respectively, whilst the northern boundary is formed by Waterside Clough.
- 2.3 An area of dense woodland that is registered as a Site of Biological Importance (SBI) bounds the site to the north.

## **3. APPLICATION DESCRIPTION**

- 3.1 This application seeks detailed approval (reserved matters) for the erection of 209 houses through the approval of the reserved matters (Access, Appearance, Landscaping, Layout and Scale).
- 3.2 Two, three and four bedroom houses are proposed and will be formed through the introduction of 12 different house types, with a breakdown of the proposed houses that includes:-
- 6no x 2 bedroom mews houses;
  - 87no x 3 bedroom mews houses;
  - 66no x 3 bedroom town houses;
  - 22no x 3 bedroom detached houses;
  - 16no x 4 bedroom detached houses and;
  - 12no x 4 bedroom dual aspect detached houses.
- 3.3 Vehicle access into the site would be taken off Fields Farm Road.

## **4. RELEVANT PLANNING HISTORY**

- 4.1 Application Number: 06/00156/OUT for Residential Development – Outline – All matters reserved - Access, Appearance, Landscaping, Layout and Scale - APPROVED.

4.2 Application Number 11/00326/OUT for an extension of time limit for planning application 06/00156/OUT for Residential Development – Outline - All matters reserved - Access, Appearance, Landscaping, Layout and Scale - APPROVED.

## 5.0 RELEVANT PLANNING POLICY

5.1 Tameside Unitary Development Plan (UDP) – Allocated as Protected Open Space

## 5.2 PLANNING POLICIES

### Part 1 Policies

1.3 Creating a Cleaner and Greener Environment

1.4 Providing more Choice and Quality of Homes

1.5 Following the Principles of Sustainable Development

1.6 Securing Urban Regeneration

1.8 Retaining and Improving Opportunities for Sport, Recreation and Leisure

1.12 Ensuring an Accessible, Safe and Healthy Environment

### Part 2 Policies

E2 (5) Godley Hill/The Thorns/Hare Hill/Mottram Road, Hyde Development Opportunity Area.

H1 Housing Land Provision

H1 (13) Godley Hill/The Thorns/Hare Hill/Mottram Road, Hyde Development Opportunity Area

H1(14) Other sites to be made available in accordance with strategic masterplan for the regeneration of the Hattersley area.

H4 Type, Size and Affordability of Dwellings

H5 Open Space Provision

H6 Education and Community Facilities

H10 Detailed Design of Housing Developments

T1 Highway Improvement and Traffic management

OL4 Protected Green Space

N2 Locally Designated Nature Conservation Sites

N4 Trees and Woodland

N5 Trees within Development Sites

MW11 Contaminated Land

### Other Policies

National Planning Policy Framework Section 6 - Delivering a wide choice of high quality homes.

National Planning Policy Framework Section 7 - Requiring good design

Trees and Landscaping on Development Sites SPD

Residential Design SPD

Hattersley and Mottram SPG

#### **5.4 National Planning Policy Framework (NPPF)**

- 5.4.1 Section 6 Delivering a wide choice of high quality homes
- Section 7 Requiring good design
- Section 11 Conserving and enhancing the natural environment

#### **5.5 Planning Practice Guidance (PPG)**

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

#### **6.0 PUBLICITY CARRIED OUT**

- 6.1 As part of the planning application process, notification letters were sent out to 120 neighbouring properties on 16th May 2016, whilst a notice was posted at the site on the 19th May 2016 and advertised in a local newspaper on 18th May 2016. Further notification letters on the revised layout were sent out in October 2016.

#### **7.0 RESPONSES FROM CONSULTEES**

- 7.1 Head of Environmental Services – Highways has raised no objections to the proposals.
- 7.2 Head of Environmental Services – Environmental Protection has raised no objections to the proposals.
- 7.3 Head of Environmental Services - Operations and Greenspace agrees with the findings of the tree report and raised no objections to the proposal.
- 7.4 Public Health England – Raise no objections to the proposals.
- 7.5 United Utilities has no objection to the proposal and has requested conditions to be added to any approval.
- 7.6 National Grid has no objections to the proposals.
- 7.7 Environment Agency has no objections to the proposal.
- 7.8 Greater Manchester Ecology Unit raise no objections to the proposal, subject to suitable planning conditions
- 7.9 Planning policy – No objections in principle to the reserved matters application

#### **8.0 THIRD PARTY RESPONSES RECEIVED**

- 8.1 No objections have been received.



## **9.0 ANALYSIS**

9.1 The principle of the development has already been considered and approved, through outline applications 06/00156/OUT and 11/00326/OUT. The key issues with this application are:-

- 1) Highways and Access
- 2) Layout,
- 3) Scale,
- 4) Appearance and
- 5) Landscaping
- 6) Ecology

### **9.2 Highways and Access**

9.2.1 The development would be served by a single point entrance off Fields Farm Road. Houses fronting onto Fields Farm Road would each contain a driveway for off-road parking spaces. This main arterial route will distribute traffic into the development site, through a hierarchy of roads and footpaths, which have been designed with reduced carriageway widths and materials, so as to provide traffic calming throughout the highway network. Feature plots have been added to create visual landmarks, so as to highlight views along routes. Wherever possible, two parking spaces will be provided for each house. The parking standards are in accordance with policy RD8 of the Residential Design SPD.

9.2.2 In terms of pedestrian access, the existing pedestrian route that runs perpendicular to Fields Farm Road, will be retained and enhanced, as well as providing an opportunity to connect to SBI to the north.

9.2.3 In overall terms, officers are satisfied that the proposed development is acceptable in terms of access, highway safety and parking provision and the development complies with UDP Policies H10, T1 and T10, the Residential Design SPD and Section 4 of the NPPF.

### **9.3 Layout and Scale**

9.3.1 In considering the layout and scale of the dwellings, there are two distinct and related elements to consider in relation to the proposed layout. These are the design of the site and proposed dwellings in relation to the surrounding area, and the layout and scale/relationship of the dwellings to each other within the site.

9.3.2 The layout of the site allows for each house to have generous sized gardens and parking area located for a minimum of two vehicles in front of the houses. Each house type conforms to the minimum housing sizes contained in policy RD18 of the SPD.

9.3.3 The proposed layout was designed to accommodate the site constraints including differences in levels and ensuring that the existing properties are not overlooked.

The Residential Design SPD Policy RD5 requires a minimum separation distance of 21m (habitable room window to habitable room window) and 14m (habitable room window to blank wall) to protect occupiers of existing nearby houses. The minimum separation and spacing distance to all existing properties has been achieved.

- 9.3.4 It is considered that the layout of the site provides an acceptable and harmonious relationship with the surrounding area and the other residential phases as part of the Hattersley re-development. The layout and scale of the development will result not result in a loss of privacy, light, outlook or amenity to the existing properties and the proposal complies with the Residential Design SPD and Section 7 of the NPPF.

#### 9.4 **Design and Appearance**

- 9.4.1 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that "it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes." Whilst the NPPF confirms any decision should not attempt to impose architectural styles or particular tastes and not stifle innovation but adds it is proper to promote or reinforce local distinction.

- 9.4.2 The proposed houses would create a strong identity throughout the site, through a range of materials and high quality design within the site and its surroundings, along with streetscape features being added on key focal points and vistas throughout the site.

- 9.4.3 The proposed materials include brick, tile and render colour finishes, red facing brick, render and the reconstituted stone which are consistent to the other phases of the Hattersley re-development. The proposed materials would provide a significant contribution to the character and appearance of the area, and to help create a dynamic and varied street scene.

- 9.4.4 Taking into account the above facts and assessment, it is considered that the design, appearance and layout of the development conforms to the requirements of the Residential Design SPD, UDP Policy H10 and Section 6 and 7 of the NPPF and is therefore acceptable.

#### 9.5 **Landscaping**

- 9.5.1 Hard and soft landscaping is proposed within the site. Where the site or building plots face outward, soft landscaping will be used to provide sustainable boundaries between public and private areas, whilst at the same time achieving clear delineation between different elements of the site.

- 9.5.2 An enhancement of the green corridor between the development site and existing houses along Fields Farm Road is also provided, whilst the green buffer between the site and The Clough is retained and enhanced.

9.5.3 A mixture of hard landscape materials throughout the development site would be used and includes three types of block paving that provide a strong design precedent throughout the site. Boundary treatments are used to further define the character, so as to soften the built form, and mask parking within the sites. Within the site, where properties front onto shared surface arrangements, ball top iron railings will be used to help define the change from public to private providing a distinct character to these areas. Stone walls topped with railings will also define the feature squares.

## 9.6 Ecology

9.6.1 Ecological matters attached to the proposals for the site have formed a fundamental part of the assessment of this planning application, particularly the relationship of the development site with SBI site known as The Clough, which is located directly to the north. It is considered, the development proposal would not ecologically harm the SBI and therefore there have been no objections were received from the Greater Manchester Ecology Unit, However, GMEU have requested a planning condition for the protection and future management of the SBI site.

## 16.0 Conclusion

16.1 This site has been through outline stage on two separate occasions, and it is considered that the details that are set out in this planning application are commensurate with the planning principles that have already been considered and approved.

16.2 In the context of this reserved matters application, specific matters relating to the sites access, along with hard and soft landscaping are considered to be acceptable. In relation to the design, layout and appearance of the dwellings, it is considered that they are of an appropriate scale and massing in relation to the surrounding built form and represents a quality construction using materials complementing the residential area. For these reasons, the proposal is considered as sustainable development and conforms to the requirements of the Residential Design SPD, UDP Policy H10 and the NPPF.

## RECOMMENDATION

To grant planning permission subject to the conditions set out below:

1. The development hereby approved carried out in accordance with the following approved drawings:-

- |                           |          |   |                         |
|---------------------------|----------|---|-------------------------|
| - Planning Layout -       | 460-PL01 | - | Rev 04 dated 17.10.2016 |
| - Streetscapes Plan -     | 460-SS01 | - | Rev 03 dated 20.10.2016 |
| - Storey Heights Layout - | 460-SH01 | - | Rev 04 dated 17.10.2016 |
| - Materials Layout -      | 460-ML01 | - | Rev 04 dated 18.10.2016 |

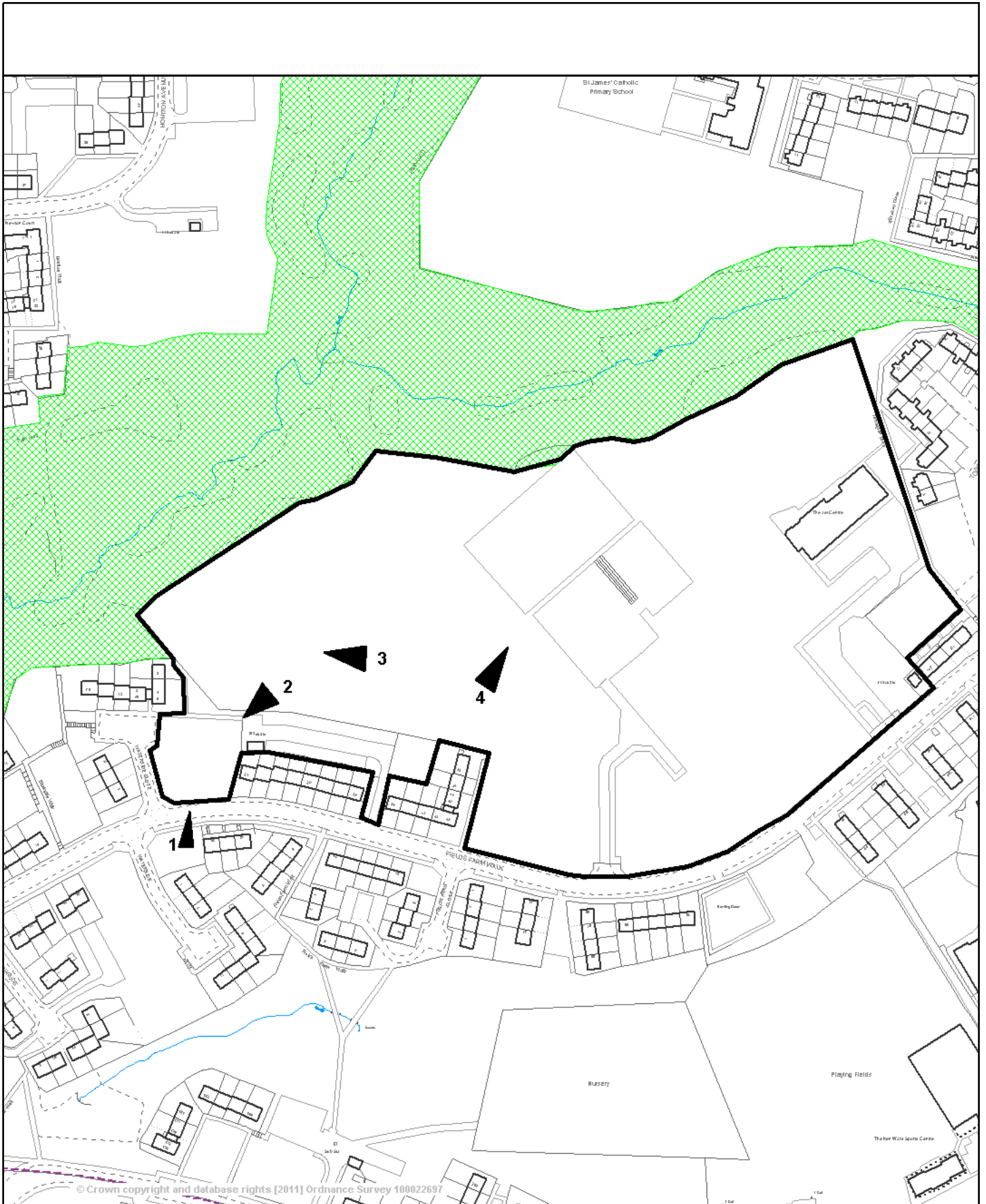
- Boundary Treatments Layout – 460-BT01 - Rev 04 dated 18.10.2016
- Boundary Treatments Details – 460-BTD01 - Rev 02 dated 18.10.2016
- Refuse Strategy - 460-RS01 - Rev 04 dated 21.10.2016
- House Types - 2016-ALD-R-01; 2016-FOL-R-01; 2016-FOL-R-02; 2016-HWL-R-01; 2016-NOR-R-01; 2016-SME-R-01; 2010-CHE-C-01; 2010-GUI-C-01; 2010-GUI-C-02; 2016-ALD-C-01; 2016-BUC-C-01; 2016-BUC-C-02; 2016-ESK-C-01; 2016-FOL-C-01; 2016-FOL-C-02 ; 2016-HWL-C-01; 2016-MAI-C-01; 2016-MMS-C-01; 2016-NOR-C-01; 2016-QUE-C-01; 2016-RIC-C-01; 2016-SME-C-01; 2010-CEM-S-01; 2010-GUI-S-01; 2010-GUI-S-02; 2010-KEN-S-01; 2016-BUC-S-01; 2016-BUC-S-02; 2106-ESK-S-01; 2016-FOL-S-01; 2016-FOL-S-02 ; 2016-HAW-S-S01 2016-MAI-S-01; 2016-MMS-S-01; 2016-NOR-S-01; 2016-QUE-S-01; 2016-RIC-S-01 2016-SMW-S-01; 2010-ALD-SR-01; 2016-ESK-SR-01; 2016-FOL-SR-01; 2016-FOL-SR-02; 2016-HAW-SR-01; 2016-MAI-SR-01; 2016-MMS-SR-01; 2010-DET-C-135 2010-DET-C-136; 2010-DET-CS-01; 2010-DET-CS-02; 2016-ENN-SR-01; 2010-BRE2-S-01; 2010-BRE2-SR-01

2. Notwithstanding the details shown on the approved plans, the dwellings hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include ecological measures designed to protect the integrity of The Clough and access to it, the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works. Such a scheme shall also include

(a) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(b) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

3. Before any part of the development is first occupied, a management plan for the 10m SBI buffer zone, which includes the maintenance of the woodland scrub ecotone and replanted wildflower woodland verge, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall be implemented strictly in accordance with approved details.



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Scale 1/2500 Date 8/11/2016

Centre = 397769 E 394637 N

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STREETSCAPE A - A



STREETSCAPE B - B



STREETSCAPE C - C

Page 53



STREETSCAPE LOCATIONS

Rev	Description	Date	Drawn	Checked
03	Amended to revised planning layout	20/01/16	AA	
02	Amended to revised planning layout	15/01/16	AA	
01	Amended to revised planning layout	03/01/16	AA	

  
**BARRATT HOMES MANCHESTER**  
 Barratt Homes Manchester  
 (A division of BDW Trading Ltd)  
 4 Brindley Road  
 City Park  
 Manchester  
 M16 9HQ  
 Tel: 0161 872 0161  
 Fax: 0161 855 2828

JOB: HATTERSLEY PHASE 3				
Title: STREETSCAPES				
Design By: AA	Date: 22-04-16	Drawing Number: 400-SS01	Rev: 03	
Drawn By: AA	Scale: @ A0: 1:100			

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**SCHEDULE OF ACCOMMODATION**

Ref.	Block Type	House Type	Units	No.	Total Units	
001	Block	Richmond	2 bed town house	711	6	4266
002	Block	Falstone	3 bed town house	800	63	5040
003	Block	Malden	3 bed town house	800	26	2160
004	Block	Essex	3 bed detached house	916	10	9160
005	Block	Beckham	3 bed detached house	874	2	1748
006	Block	Essex	3 bed detached house	3058	10	30580
007	Block	Queensway	3 bed townhouse	3025	44	47300
008	Block	Near	3 bed townhouse	1107	23	25461
009	Block	Chesham	3 bed detached house	1005	9	10050
010	Block	Guiseborough	4 bed detached house	1225	3	3675
011	Block	Near	4 bed detached house	2089	4	8356
012	Block	Atterley	3 bed detached house	1025	12	12300
<b>Total number of units and square footage</b>			<b>209</b>		<b>209344</b>	
<b>Gross Site Area in Acres</b>			<b>18.83</b>			
<b>Open Space &amp; Undevelopable area in acres</b>			<b>3.81</b>			
<b>Net Site Area in Acres</b>			<b>15.02</b>			
<b>Density (units per acre)</b>			<b>14</b>			
<b>Density (units per hectare)</b>			<b>35</b>			
<b>Units/Block/Acre</b>			<b>15.02</b>			

**Planning Layout Key**

- Existing tree to be removed
- Proposed new tree planting
- Existing tree to be retained

**Hard Landscaping Key**

- Tarmac Highway
- Tarmac
- Concrete paving (buff)
- Block pavers: Brindle
- Block pavers: Pennant Grey
- Block pavers: Burnt Ochre
- Soft landscaped area
- Grasscrete



Rev	Description	Date	Drawn	Checked
04	Amended to LA comments. 04/02 STA to NGR. 17/10/16	AA	JP	
03	Amended to LA comments. 04/02 STA to NGR. 15/09/16	AA	JP	
02	Layout amended to single entrance, amended. 28/07/16	AA	JP	
01	154, 160 and 502.14 exchanged. 16/06/16	AA	JP	

**BARRATT HOMES MANCHESTER**  
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 Manchester  
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 Fax: 0161 855 2828

**Job**  
 HATTERSLEY PHASE 3

**Title**  
 PLANNING LAYOUT

Design By	Date	Drawing Number	Rev
JP	15-03-2016	400-PL01	04
Drawn By	Scale		
AA	1:500		

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Application Number: 16/00441/REM

Photo 1



Photo 2



**Photo 3**



**Photo 4**

