

SPEAKERS PANEL (PLANNING)

Day: Wednesday
Date: 15 February 2017
Time: 10.00 am
Place: Lesser Hall - Dukinfield Town Hall

Item No.	AGENDA	Page No
1.	APOLOGIES FOR ABSENCE	
2.	DECLARATIONS OF INTEREST To receive any declarations of interest from Members of the Council.	
3.	MINUTES The Minutes of the meeting of the Speakers Panel (Planning) held on 14 December 2016, having been circulated, to be signed by the Chair as a correct record.	1 - 6
4.	PLANNING APPLICATIONS To consider the schedule of applications.	
a)	16/01059/R3D - TAMESIDE LEISURE PARK, WALKER LANE, HYDE	7 - 20
b)	16/00948/OUT - LAND TO THE WEST OF MILVERTON AVENUE (SITE 11), HYDE, TAMESIDE	21 - 34
c)	16/00960/OUT - LAND TO SOUTH WEST OF SANDY BANK AVENUE (SITE 14), HYDE, TAMESIDE	35 - 48
d)	16/00962/OUT - LAND TO SOUTH WEST OF SANDY BANK AVENUE (SITE 16), HYDE, TAMESIDE	49 - 62
e)	16/01066/FUL - WHITECROFT ELECTRICAL LTD, BURLINGTON STREET, ASHTON-UNDER-LYNE, TAMESIDE. OL7 0AX	63 - 96
f)	16/00946/OUT - LAND TO THE EAST SIDE OF DAWLISH CLOSE (SITE 24), MOTTRAM, TAMESIDE	97 - 110
5.	URGENT ITEMS 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)

14 December 2016

Commenced: 10.00am

Terminated: 11.15am

Present: Councillor McNally (Chair)

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

Apologies for absence: Councillors D Lane

27. DECLARATIONS OF INTEREST

Member	Subject Matter	Type of Interest	Nature of Interest
Councillor Dickinson	Agenda Item 4 – Objections to the Proposed Removal of Leech Street/Back Melbourne Street, Stalybridge from the Off Street Parking Places Order 2009.	Prejudicial	Pre-determined views against this proposal.
Councillor McNally	Agenda Item 5(a) – Planning Application 16/00822/FUL – Mono Pumps Ltd, Martin Street, Audenshaw.	Prejudicial	Chair of Friends of Oxford Park.

Councillors Dickinson and McNally left the meeting during consideration of the respective agenda items, as above, and took no part in the voting or decision thereon.

28. MINUTES

The Minutes of the proceedings of the meeting held on 16 November 2016 having been circulated, were taken as read and signed by the Chair as a correct record.

29. OBJECTIONS TO PROPOSED REMOVAL OF LEECH STREET/BACK MELBOURNE STREET, STALYBRIDGE FROM THE OFF STREET PARKING PLACES ORDER 2009

Consideration was given to a report of the Assistant Executive Director, Environmental Services, which outlined the objection received to the proposed changes to the Off Street Parking Places Order, resulting in the closure of the Leech Street car park in Stalybridge as a Council Pay and Display car park.

It was reported that, following discussions with the Council and the shopping store Aldi, a contract had been discussed to sell the car park known as Leech Street/Back Melbourne Street in Stalybridge. The car park was currently pay and display with a charging regime of 50p for ½ hour, £1 for up to three hours and £2 for all day. The draft contract allowed for the free use of the car park for up to 1½ hours including time spent in Aldi. This allowed shoppers to visit other businesses in Stalybridge whilst parking without charge.

Approval was granted to advertise the removal of the car park from the 'Off Street Parking Places Order' that governed all the Borough's pay and display car parks.

It was explained that there had been 3 written objections and a petition received to the proposals. Of those, one was from the Stalybridge Business Forum, which was submitted with the petition from local shop keepers. A shop keeper and a resident from Mottram were the remaining two letter writers. In addition to these, a letter from the Stalybridge Town Team was received requesting a deferment of the decision to allow the terms of the agreement to be reconsidered and to be involved with the negotiations.

Full details of the objections and responses were summarised in the report.

A representative of Stalybridge Business Forum and a local trader attended the meeting and voiced their concerns with regard to the proposals, particularly in respect of the condition of some of the alternative car parks in the town and the detrimental effect the proposals, if implemented, would have on trade in Stalybridge. It was further highlighted that although the report stated that Aldi had agreed to maintain the free parking facility for a minimum of ten years, there was a contention that there would be a requirement for a purchase to be made in Aldi, in order to obtain free parking.

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 Leech Street Car Park be removed from the Off Street Parking Places Order.

30. 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:-

Name and Application No.	16/00822/FUL Taylor Wimpey, Manchester
Proposed Development:	Proposed residential development for 178 dwellings together with access, associated infrastructure and landscaping. Mono Pumps Ltd, Martin Street Audenshaw
Decision:	Approved subject to: (i) The prior signing of a Section 106 Legal Agreement which secures the following: (a) Education contribution of £168,548.03 to fund new places at Aldwyn Primary School, Audenshaw; green space contribution of £80,000 to fund new play equipment at Oxford Park, Ashton. 50% payment of contribution to be made upon first occupation of the development and 50% to be made on the first occupation of the 89th dwelling. (b) That none of the residential properties are occupied until details of a maintenance and management plan

for the area of the public open space and landscaping within the development site has been submitted to, and approved in writing by, the local planning authority.

(ii) The conditions as set out in the report, with the following amended conditions:

Condition 6 – The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to each individual plot being first brought into use and shall be retained thereafter for their intended purpose.

Condition 14 – Prior to the commencement of the development, a scheme for external lighting of streets and area of public open space shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be fully implemented in accordance with the approved details.

Condition 15 – Prior to commencement of development of the apartment blocks, a scheme for any television/radio/aerial/satellite dish or other form of antenna shall be submitted to and approved in writing by the local planning authority. The development shall be constructed with such approved details.

Condition 17 – Prior to first occupation of the apartment blocks 1 & 2, bin and bicycle storage facilities for the apartment blocks have been provided and each dwelling has been provided with adequate facilities and receptacles for the storage and collection of refuse and recyclable materials.

Condition 22 – Prior to commencement of development, a scheme for Secured by Design shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with these approved details.

(iii) The following additional conditions:

1. Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of the precise layout, design and treatment of the area of public open space including hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be carried out in accordance with the approved scheme prior to the first occupation of the development. 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.

	<p>2. The development hereby permitted shall not be occupied until full details of the public artwork, as indicated on the approved plan ref. TWM-MP-PL-CO, has been submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed in accordance with a programmed timescale having been agreed previously with the Local Planning Authority.</p>
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Name and Application No.	16/00824/FUL Bardsley Construction Ltd
Proposed Development:	Erection of 15, 2-storey houses and 12 apartments in one, 4-storey block. Land at King Edwards Court, off King Edward Road, Hyde
Decision:	<p>Approved subject to:</p> <p>(i) The prior signing of a Section 106 Legal Agreement which secures the following:</p> <p>(a) A green space contribution of £17,000 to be spent at Sam Redfern Green and Werneth Low Country Park – payment of contribution to be made prior to occupation of first dwelling; and</p> <p>(b) That none of the apartments are occupied until details of a maintenance management plan for the apartment building and its environs has been submitted to, and approved in writing by, the local planning authority and that the approved plan will be carried out.</p> <p>(ii) The conditions as set out in the report.</p>

Name and Application No.	16/00856/OUT Tameside Metropolitan Borough Council
Proposed Development:	Outline application for residential development and associated works. Former Samuel Laycock School, Mereside, Stalybridge
Decision:	Approved subject to the conditions as set out in the report.

31. SECTION 119A HIGHWAYS ACT 1980 – DIVERSION OF FOOTPATH – ASHTON-UNDER-LYNE 108

The Assistant Executive Director, Environmental Services submitted a report seeking authority to make an order under Section 119A of the Highways Act 1980 to divert a public right of way to improve user safety when crossing a railway line by replacing a level crossing with a stepped bridge.

It was reported that, in its present format, Footpath Ashton 108 crosses the railway line by means of a level crossing with telephone operator control.

The North West Electrification Project would cause the electrification of the railway line between Manchester and Stalybridge. The works would include the installation of overhead power line equipment. The result of the electrification would be to increase the frequency of the train service on this line along with speed at which the trains travel. The increase of both of these factors had been identified as causing a greater risk to users of the public footpath when crossing the railway line at this level crossing.

The identification of the greater risk at this crossing had prompted Network Rail to take action to improve user safety. In order to effect a change to the current set-up and remove the need for a level crossing, a diversion was needed to Footpath 108.

It was explained that the purpose of the electrification of the railway line was to allow for the increased frequency and speed of the services running between Manchester and Leeds. It was planned that the number of services on the line would quadruple with eight trains per hour in each direction. At the same time, the intention was to increase the speed of these trains to 80mph on this stretch of the line. In the current arrangement, the existence of the level crossing meant that a speed limit of 40mph was enforced. If the improvement of the train service along this line was to take place as planned, then Footpath 108 would need to be diverted in order to maintain safety for the users when the number and speed of trains increased.

Network Rail had conducted a study at this level crossing and investigated a number of potential solutions to the safety issues associated with the continued use of the level crossing. The current proposal of a stepped bridge over the railway line was considered by Network Rail to be the best and most feasible solution of the options investigated.

It was further explained that the applicant had confirmed during the application process 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.

An adjacent land owner attended the meeting to voice their concerns with regard to the proposals, particularly in respect of the possibility of an increase in footfall near her property therefore a reduction in privacy/security. In addition, it was stated that persons crossing the proposed bridge would be able to look directly into the property.

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 an order be made to divert Footpath Ashton-under-Lyne 108, as indicated on the plan attached to the report at Appendix A, and that the Borough Solicitor be authorised to take the necessary steps to implement this decision.

32. SECTION 119A HIGHWAYS ACT 1980 – DIVERSION OF FOOTPATH – DROYLSDEN 63

The Assistant Executive Director, Environmental Services submitted a report seeking authority to make an order under Section 119A of the Highways Act 1980 to divert a public right of way to improve user safety when crossing a railway line by replacing a level crossing with a stepped bridge.

It was reported that, in its present format, Footpath Droylsden 63 crosses the railway line by means of a level crossing.

The North West Electrification Project would cause the electrification of the railway line between Manchester and Stalybridge. The works would include the installation of overhead power line equipment. The result of the electrification would be to increase the frequency of the train service on this line along with speed at which the trains travel. The increase of both of these factors had been identified as causing a greater risk to users of the public footpath when crossing the railway line at this level crossing.

The identification of the greater risk at this crossing had prompted Network Rail to take action to improve user safety. In order to effect a change to the current set-up and remove the need for a level crossing, a diversion was needed to Footpath 63.

It was explained that the purpose of the electrification of the railway line was to allow for the increased frequency and speed of the services running between Manchester and Leeds. It was planned that the number of services on the line would quadruple with eight trains per hour in each direction. At the same time, the intention was to increase the speed of these trains to 80mph on this stretch of the line. In the current arrangement, the existence of the level crossing meant that a speed limit of 40mph was enforced. If the improvement of the train service along this line was to take place as planned, then Footpath 63 would need to be diverted in order to maintain safety for the users when the number and speed of trains increased.

Network Rail had conducted a study at this level crossing and investigated a number of potential solutions to the safety issues associated with the continued use of the level crossing. The current proposal of a stepped bridge over the railway line was considered by Network Rail to be the best and most feasible solution of the options investigated.

It was further explained that the applicant had confirmed during the application process 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.

Following full deliberation of the proposals, the Panel agreed the recommendations contained within the report as follows:

RESOLVED

That an order be made to divert Footpath Droylsden 63, as indicated on the plan attached to the report at Appendix A, and that the Borough Solicitor be authorised to take the necessary steps to implement this decision.

CHAIR

Application Number 16/01059/R3D

Proposal Extension to Hyde Swimming Pool. Construction of 25m (6 lane swimming pool) with associated spectator seating, changing village, WC provision, etc. with customer link through facade of existing building.

Site Tameside Leisure Park, Walker Lane, Hyde

Applicant Tameside Metropolitan Borough Council

Recommendation **Grant planning permission subject to conditions**

REPORT

1.0 REASON FOR SPEAKERS PANEL DECISION

1.1 A Speakers Panel decision is required because the application proposes a major development, as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015.

2.0 APPLICATION DESCRIPTION

2.1 The application is for full planning permission for the development of a building, comprising 1,239 sqm floorarea, as an extension to the existing Tameside Leisure Pool. The extension would accommodate a 25m long, 6-lane swimming pool together with changing areas, a spectator viewing area, administrative facilities and a plant room. It would be linked to the existing Leisure Pool with direct internal, level access between the two buildings. Entry into the proposed extension would be via either the changing rooms in the existing building for swimmers and supervisors or a dry-side link for spectators or other customers.

2.2 The proposed extension would be single-storey and rectangular-shaped, measuring 52m east-west and 21.5m north-south. The roof of the proposed extension above the pool area would be mono-pitched, sloping downwards from north to south towards the existing building. The eaves height on the northern side would be 19m and on the southern side would be 6m. The roof above the changing room facilities and plant room would be flat, rising to a height of 4m, and accommodate roof top plant that would be enclosed by louvres but be hidden from view from the north by the taller roof of the pool area and largely hidden by the roof of the existing building when viewed from the south.

2.3 The height of the link to the existing building would be lower than the eaves of the extension and include a staff entrance.

2.4 The specific materials for the external finishes to the proposed extension have not yet been decided but the building would be predominantly brick-built. Two different brick types are proposed, comprising a light, smooth brick plinth with darker rough bricks above. The rear, or north facing, elevation of the extension and its roof would then be finished with profiled metal cladding. The front, or south facing, elevation to the pool room would include a large picture window with security shutters and timber-louvres within dark grey frames. Solar shading and coatings to the glazing would ameliorate the risk of reflection on the surface of the water while allowing views out.

- 2.5 External landscaping and hardstanding would be limited to perimeter footpaths and an extension to the existing rear service yard.
- 2.6 There would be no change in the number of parking spaces within the Leisure Pool grounds, although space exists for an expansion of parking if required in the future. Access to the extension would be from the entrance and reception at the existing building and access to the general facility would remain from Walker Lane, with pedestrian access from Elm Grove.

3.0 SITE & SURROUNDINGS

- 3.1 Tameside Leisure Pool is located in Walker Lane, approximately 470m to the east of Hyde town centre. Bus services travel to and from the town centre along Walker Lane.
- 3.2 The Leisure Pool's car park lies between the existing building and Walker Lane to the south and wraps around to the west. Leigh Primary School and houses face across Walker Lane towards the Leisure Pool site. To the west, beyond the car park, is an area of open space and then houses in Wilson Street, and Norman Street. There is a Council-owned, full-sized football pitch to the east of the existing building.
- 3.3 The land on which the extension would be built is behind, or to the north, of the existing Leisure Pool building. The site of the proposed extension is level and grassed and adjoins a strip of redundant land that separates the site from Hyde United's Ewan Fields stadium.

4.0 PLANNING HISTORY

- 4.1 None relevant

5.0 RELEVANT PLANNING POLICIES

- 5.1 Tameside Unitary Development Plan (UDP) Allocation
- 5.1.1 Protected Green Space.

5.2 Tameside UDP

5.2.1 Part 1 Policies

- 1.3: Creating a Cleaner and Greener Environment.
- 1.8: Retaining and Improving Opportunities for Sport, Recreation and Leisure.
- 1.12: Ensuring an Accessible, Safe and Healthy Environment

5.2.2 Part 2 Policies

- S8: Built Recreation, Leisure and Tourism Developments
- S9: Detailed Design of Retail and Leisure Developments
- OL4: Protected Green Space
- T1: Highway Improvement and Traffic Management
- T10: Parking
- C1: Townscape and Urban Form
- MW11: Contaminated Land

5.3 National Planning Policy Framework (NPPF)

- Section 2 Ensuring the vitality of town centres
- Section 7 Requiring good design
- Section 8 Promoting healthy communities

5.4 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 3 notification letters were sent out to neighbouring properties on 5th December 2016 and a notice was posted at the site and published in a local newspaper on 15th December 2016. A further 24 notification letters were sent to neighbouring properties, including Leigh Primary School, and 2 notices were posted in Walker Lane on 4th January 2017.

7.0 RESPONSES FROM CONSULTEES

7.1 The Head of Environmental Services – Highways has raised no objections to the proposal and has requested conditions be attached to any approval.

7.2 United Utilities has raised no objections to the proposal and has requested that conditions be attached to any approval.

7.3 Councillor Kinsey has expressed full support for the application.

8.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

8.1 Concern has been expressed by a resident in Walker Lane about the additional traffic that would be generated by the development and also disturbance by contractors' traffic during the period of construction.

9.0 ANALYSIS

9.1 The principal issues in deciding this application are:-

- 1) The Principle of the Development
- 2) Design and Appearance
- 3) Access, Parking and Circulation
- 4) Residential Amenity

10.0 The principle of the development

10.1 In accordance with paragraph 24 of the NPPF, policy S8 of the UDP allows for new recreation developments in out-of-centre locations only when it is demonstrated that there are no available sites in, or at the edge of, town centres. The policy does however allow for extensions and improvements at existing facilities where these would not lead to an unacceptable loss of amenity in surrounding residential areas or lead to traffic problems on adjacent highways. Being an extension to the existing Leisure Pool the proposal is acceptable in this respect subject to the impact on amenities and the highway network being considered satisfactory.

10.2 The site of the proposed extension being allocated as Protected Open Space the principle of the development must be considered against the policies of Section 8 of the NPPF and UDP policy OL4.

- 10.3 According to paragraph 74 of the NPPF, open space should not be built on unless the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. Meanwhile, paragraph 77 of the NPPF gives reasons to include and retain land as open space as being that these are 'demonstrably special to a local community and hold a particular local significance'.
- 10.4 The land on which the extension is proposed has never been used as a formal playing field or recreational area, but only as a route between the Leisure Pool and Ewen Fields and Elm Grove. Such a route would be maintained around the eastern side of the Leisure Pool building. The site's contribution to the wider community is limited to a visual, open amenity space rather than serving a functional purpose. This is supported by the Tameside Open Space, Sport and Recreation Study (2010) which states that: 'Across Tameside, 45% of respondents do not visit/use-grassed areas on housing estates. Over half of those from Hyde (62%) ... would not visit such provision.'
- 10.5 The retention of the site as open space solely for the purpose of limited amenity value for residents immediately adjacent would represent the inefficient use of land within the urban area and would not comply with the Core Principles of NPPF. In addition, UDP policy OL4 allows for development on Protected Open Space where it can be demonstrated, by means of a suitable supply and demand study, that the retention of a site is not necessary and the site has no special significance to the interests of sport and recreation.
- 10.6 The Tameside Open Space, Sport and Recreation Study (2010) identifies a theme of the Borough's open spaces lacking functionality and ancillary facilities such as play equipment. The proposal constitutes an upgrading of the site to a higher standard for sport and recreation and so functionality and facilities are improved whilst leaving the remaining green space to continue to meet local needs.
- 10.7 The development is therefore considered compliant with paragraphs 23, 74 and 77 of the NPPF and policies S8 and OL4 of the UDP and therefore acceptable in principle.

11.0 Design and appearance

- 11.1 The rectangular form of the proposed extension is dictated by its proposed use. The linking section between the extension and the existing building would be lower than the eaves of the existing building so that the extension appears subservient and indicate to customers that entrance to the whole facility remains via the existing building.
- 11.2 Built in the 1980s, the existing Leisure Pool is constructed predominantly of red brick. The surrounding houses also utilise large amounts of red brick in their construction. Whilst it is proposed that the majority of the extension would be brick-built also a different colour palette is proposed so as to contrast from the existing building and define what is new compared with what is old. Dark grey window frames and metal work would reinforce the difference between old and new. Timber brise soleil, or louveres, would shade the south facing windows of the pool hall whilst softening the appearance of most visible elevation of the extension.
- 11.3 It is considered that the design and appearance of the development conforms to the requirements of policies S8 and C1 of the UDP and Section 7 of the NPPF and is therefore acceptable.

12.0 Access, parking and circulation

- 12.1 The Leisure Pool is reasonably well located for public transport with there being regular bus services along Walker Lane connecting the facility to the town centre. Indeed, the Pool is located little more than a 10 minute walk from the town centre, as defined by the Tameside Open Space, Sport and Recreation Study (2010), when most respondents to a survey carried out in connection with the Study stated they would be willing to travel up to 15 minutes by transport in order to access indoor sports facilities.
- 12.2 The extension would be served by the existing car park. Entrance and exit from the car park would remain via the existing junction in Walker Lane. The 198 space car park exceeds the minimum amount required normally to serve the Leisure Pool as extended. Circulation around the car park would be unaffected.
- 12.3 The service yard immediately adjacent to the north-eastern wall of the existing building would be extended behind the eastern wall of the extension. Access arrangements to the service yard would be unchanged.
- 12.4 The access, parking and circulation arrangements are therefore considered acceptable and in compliance with policies S9, T1 and T10 of the UDP.

13.0 Residential Amenity

- 13.1 Being located more than 30 metres away from the nearest neighbouring houses in Elm Grove the extension would have minimal impact on any existing residential amenities, including over-shadowing and through noise. The extension itself would provide a buffer between these houses and activities in the car park.
- 13.2 It is proposed that the hours of use of the extension would mirror those of the existing Leisure Pool; 6.30 am until 11.00pm Monday to Friday and 8.30 am until 6.00pm on Saturdays and Sundays.
- 13.3 The impact on existing residential amenity is therefore considered acceptable and in compliance with policy S9 of the UDP.

14.0 Other Issues

- 14.1 In order to ensure compliance with the NPPF and PPG, 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.

15.0 Conclusion

- 15.1 Comprising an extension to an existing recreational facility without causing an unacceptable loss of amenity in surrounding residential areas or leading to traffic problems on adjacent highways, and not resulting in an unacceptable loss of Protected Green Space, the development is acceptable in principle. The development would then contribute to supporting the health, social and cultural well-being of the community which is one of the pillars of the sustainable development that the planning system is intended to achieve.

- 15.2 In terms of the detail the overall form of the extension is driven by its purpose and so the success of the development would hinge on the external finishes. The proposed extension aspires to appear as a contemporary addition to the existing building while being sympathetic towards it. It is proposed that contemporary materials will be used to complement the existing palette of materials and help create more of a sense of place.

RECOMMENDATION

Grant planning permission subject to the following conditions.

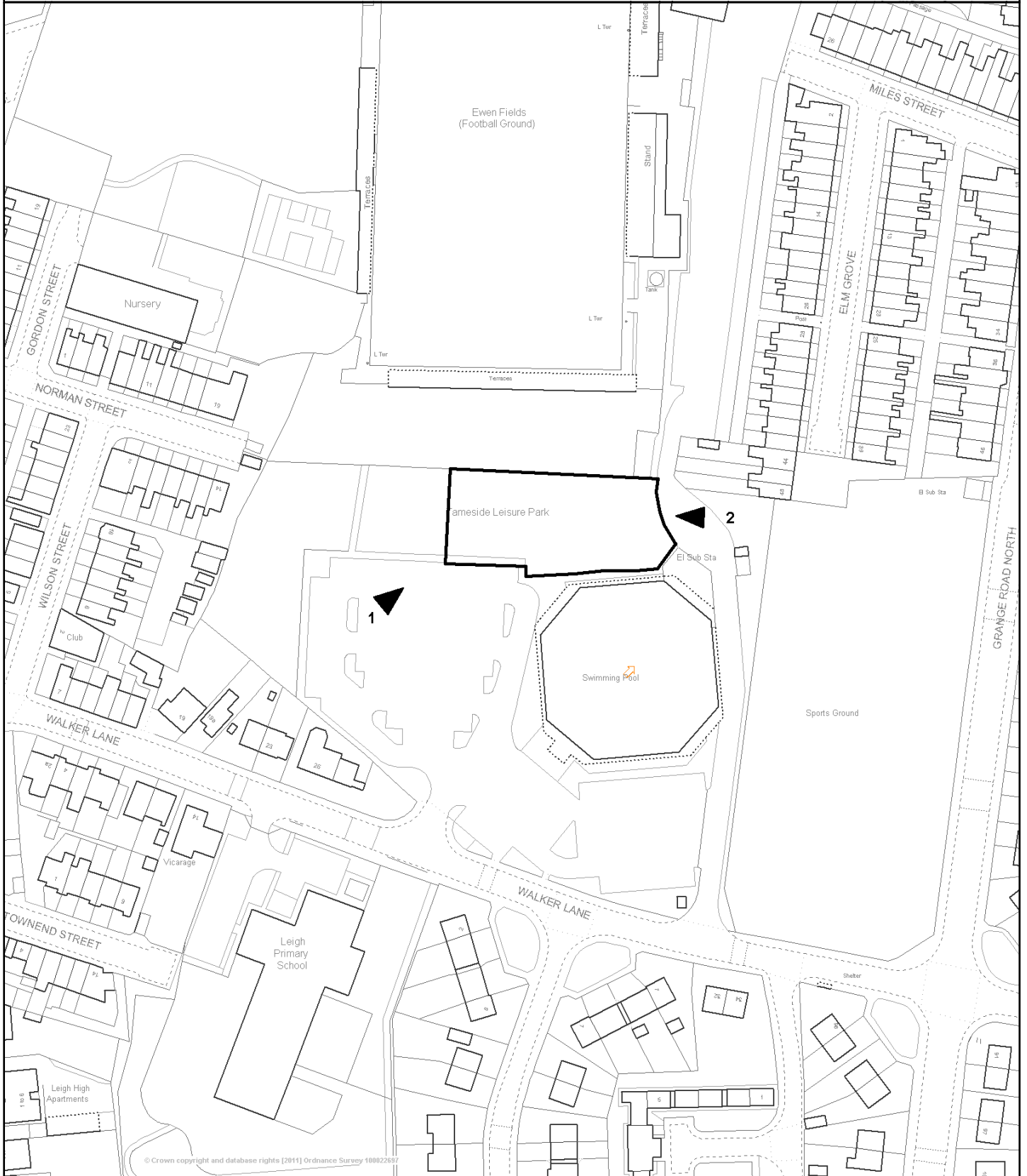
- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.
- 2) Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the building 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. P4624_1001, P4624_1100, P4624_1101 A, P4624_1110, P4624_1111, P4624_1112, P4624_1200 D, P4624_1201 A and P4624_1202, received on 14th November 2016; and, those ref. P4624_1300 A and P4624_1350 D, received on 4th January 2017.
- 4) 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, have been submitted to, and approved in writing by the local planning authority. The approved wheel wash measures shall be implemented and retained in operation through the duration of the building work.
- 5) During 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.
- 6) This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to a Sustainable Drainage System to meet the requirements of the National Planning Policy Framework [PPS 1 (22) and PPS 25 (F8)].
- 7) Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) 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 development shall be completed, maintained and managed in accordance with the approved details.

- 8) No works other than the excavation of the foundations and/or piling works for the development shall be undertaken at the site until the CLS2A Contaminated Land Screening Form has been submitted to, and approved in writing by, the Councils Environmental Protection Unit (EPU). Where necessary, a scheme to deal with any contamination / potential contamination shall be submitted to, and approved in writing by the EPU. The scheme shall be appropriately implemented and a completion report demonstrating this and that the site is suitable for its intended use will be approved in writing by the EPU prior to occupation. The discharge of this planning condition will be given in writing by the Local Planning Authority (LPA) on completion of the development and once all information specified in this condition has been provided to the satisfaction of the EPU.

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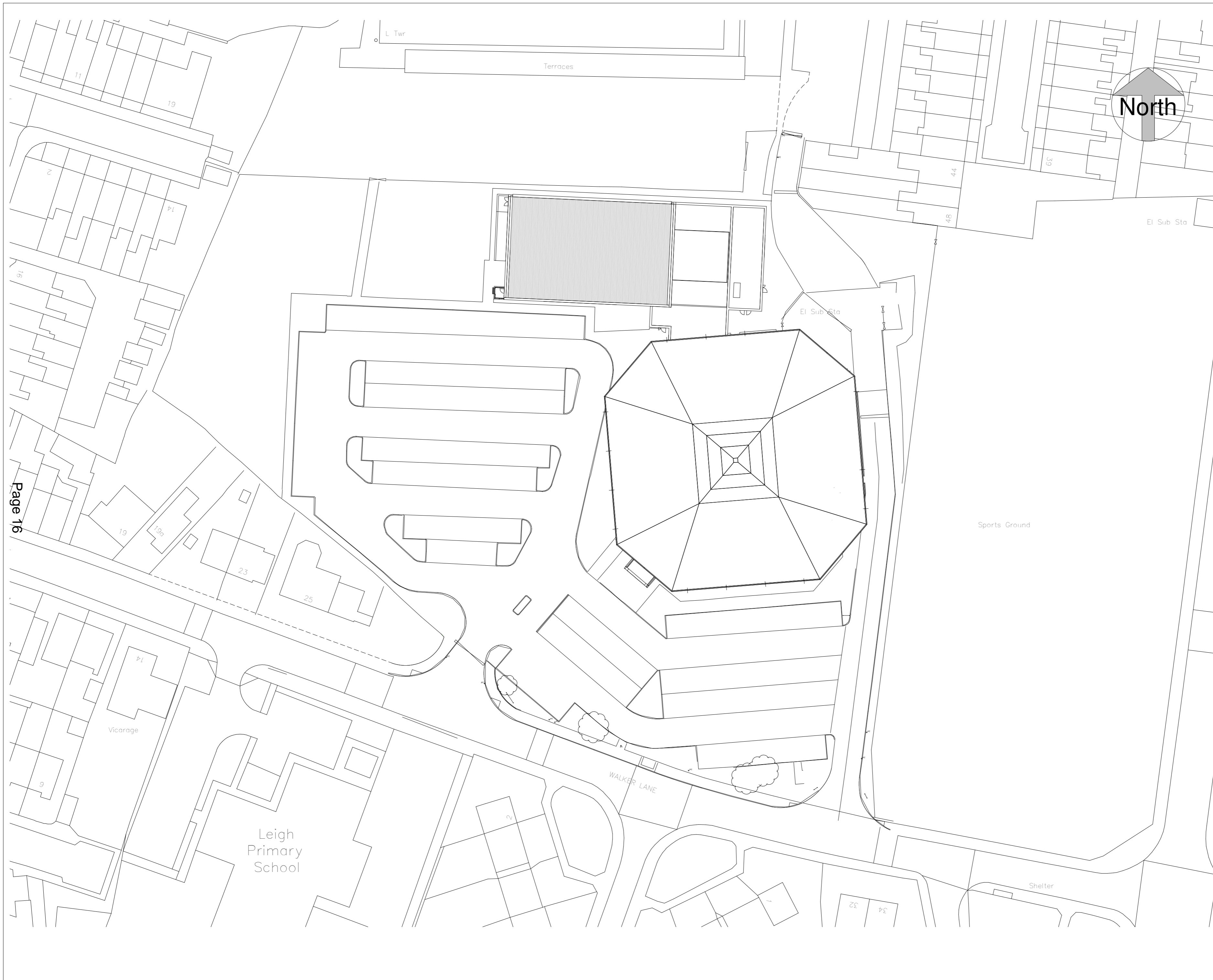


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Scale 1/1500 Date 23/1/2017

Centre = 395572 E 394753 N



Notes
 The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
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Scale Bars TO BE USED ONLY AS GUIDANCE

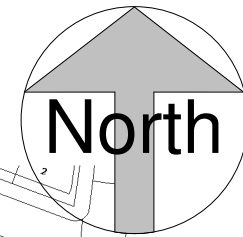
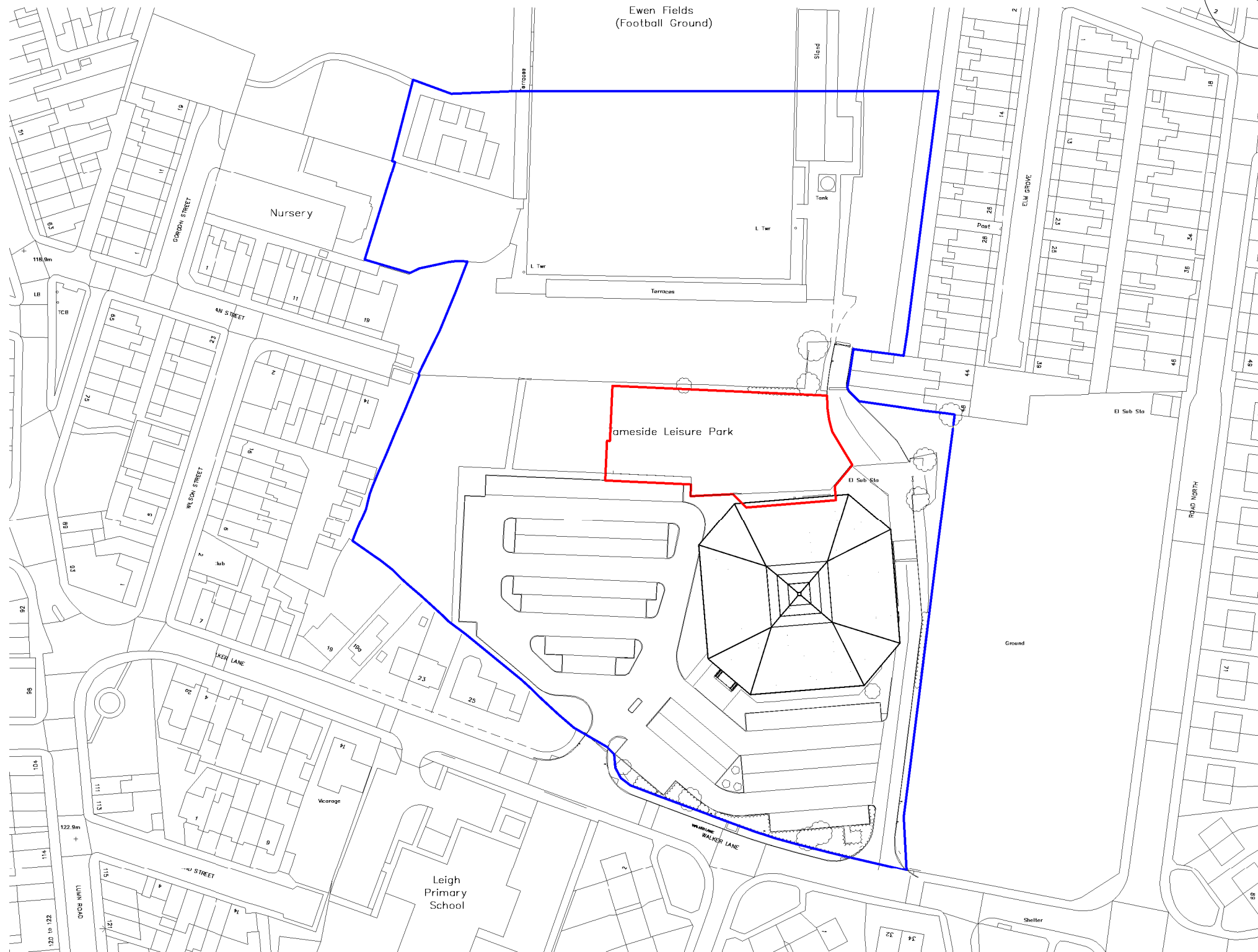
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1:200	mm	5000	8000		
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1:1250	M	10	30	50	70

Page 16

Rev	Description	By	Date
A	Layout updated to suit change of architectural massing.	DAS	09.11.16
Client			
Active Tameside			
Job			
Hyde Pool Extension			
Drawing			
Planning - Proposed Site			
Project Ref		Rev	
P4624_1101		A	
Date			
24/10/16		@ A2	
Scale		1 : 500	
-		-	
3D CoOrd		Approved	
-		DAS	
Project Status		Construction	
Planning		As Built	
Design		Contract	

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Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	1000	3000	5000
1:200	mm	5000	8000	
1:500	M	5	15	25
1:1250	M	10	30	50 70

Key

- Planning application proposed site boundary
- Planning application ownership boundary

Rev	Description	By	Date
Client	Active Tameside		
Job	Hyde Pool Extension		
Drawing	Planning - Location Plan		
BSRef	POZ Ref	Rev	
	P4624_1001		
Date	09/11/16	Scale	1 : 1250 @ A3
3D CoOrd	-	2D CoOrd	DAS
Project Status	Planning	Tender	Construction
	Design	Contract	As Built



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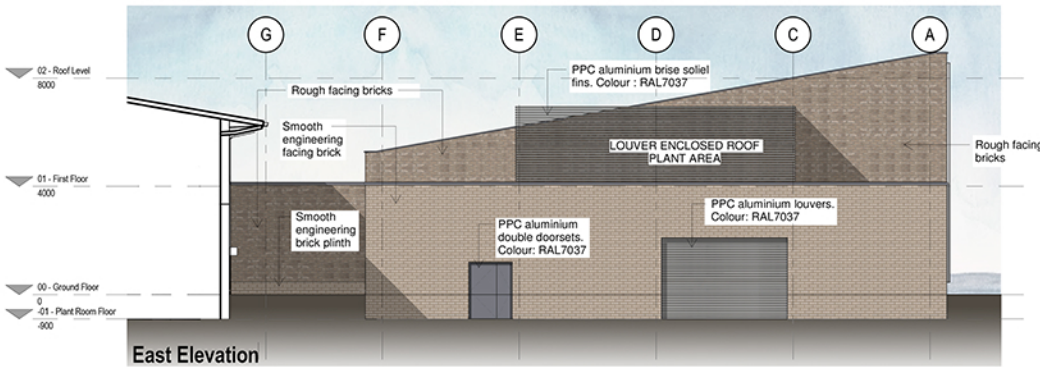
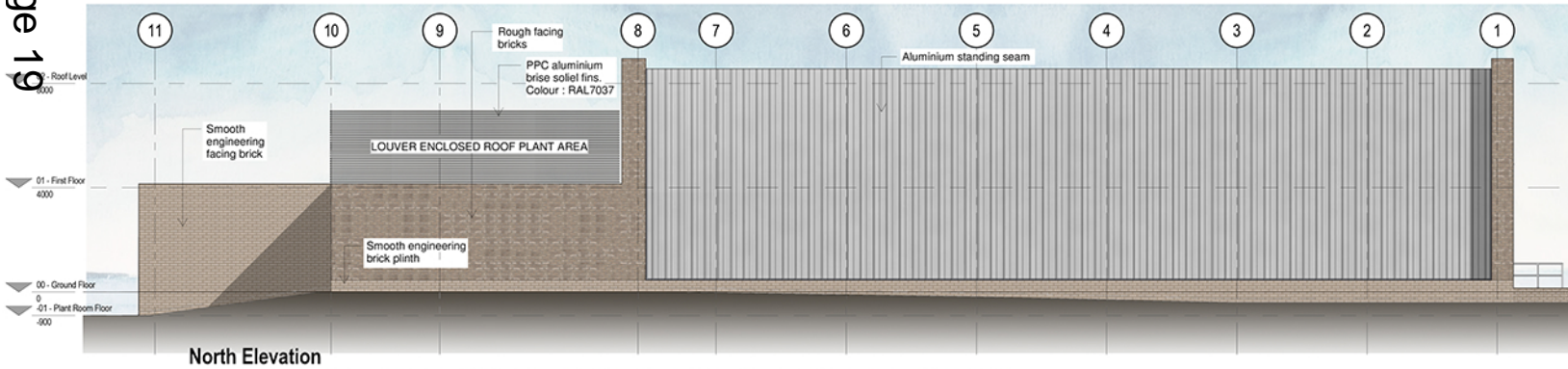
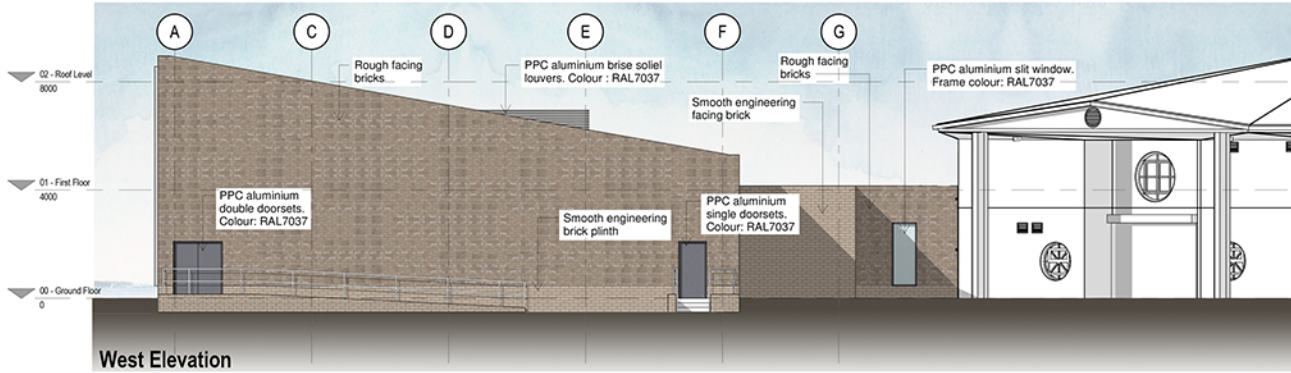
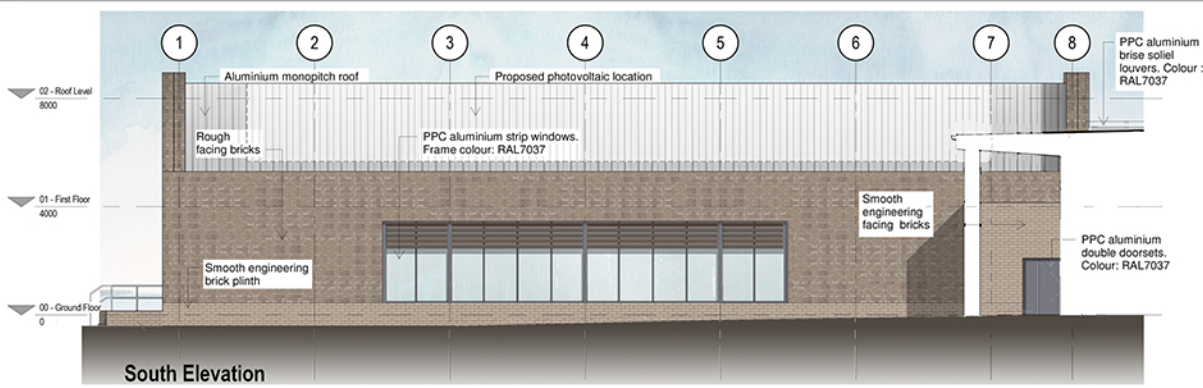
Application Number: 16/01059/R3D

Photo 1



Photo 2





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1:100	0m	1m	2m	3m	4m	5m
1:200	0m	1m	2m	3m	4m	5m
1:500	0m	1m	2m	3m	4m	5m
1:1000	0m	1m	2m	3m	4m	5m

Note:
All Fenestrations and Colours TBC.

Rev	Description	By	Date
D	Updated elevation title.	DZ	04.01.17
C	Added photovoltaic location on monopitch roof.	DZ	21.11.16
B	Elevation updated to suit change of architectural massing. Structural grid updated to suit. Changes in material palette and openings in pool viewing.	DZ	09.11.16
A	Structural grid updated. External walls updated to suit external brick joints.	DAS	11.10.16

Active Tameside	
Hyde Pool Extension	
Planning - Proposed GA Elevations	
Project Ref:	P4624 1350
Scale:	1:100 @ A1
Date:	09/11/16
Author:	DAS
Designer:	DAS
Contractor:	As Built

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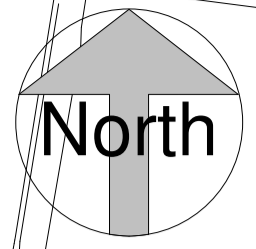
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Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	0	1000	2000	3000	4000
1:200	mm	0	1000	2000	3000	4000
1:500	m	0	10	20	30	40
1:1250	m	0	5	10	15	20



Page 20

D	External hardscape added.	IZ	09.11.16
C	Layout updated to suit change of architectural massing. Pool View and Vending updated. Structural grid updated to suit.	DAS	07.11.16
B	Structural grid updated. External walls updated to suit external brick piers.	DAS	11.10.16
A	Structural grid proposed, for discussion only.	DAS	07.10.16

Client	Active Tameside		
Job	Hyde Pool Extension		
Drawing	Planning - Proposed Ground Floor GA Plan		
Ref	P4624_1200	Rev	D
Date	03/10/16	Scale	1 : 100 @ A1
Author	DAS	Approver	DAS
Phase	Planning	Tender	Construction
	Design	Contract	As Built

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Application Number 16/00948/OUT

Proposal Outline application for the residential development of 1.07 hectares of land - All matters reserved including Access, Appearance, Landscaping, Layout and Scale reserved for subsequent consideration.

Site Location Land to The West of Milverton Avenue (Site 11), Hyde, Tameside – Site 11.

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.
- 1.5 Overall, 25 sites were identified as residential development sites within the Hattersley estate, which are 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.

1.6 This planning application relates to one of those sites, and is referred to as site number 24.

2.0 **SITE & SURROUNDINGS**

2.1 The site that is the subject of this planning application is an area of previously developed land covering 1.07 hectares, and is located within the south west portion of the Hattersley estate. This site is identified as forming part of the Development Opportunity Site E2 (5), as identified on the Unitary Development Plan Proposals Map.

In terms of its setting within the locality, Milverton Avenue is positioned to the east, whilst open land that is also set within the development opportunity site, lies to the north, south and west of the site.

2.2 Vehicular and pedestrian access can be gained to the boundaries of the site from Milverton Avenue, which has direct access onto the main Hattersley Road West.

3. **APPLICATION DESCRIPTION**

3.1 This application is an outline application for the residential development of 1.07 hectares of previously developed land - All matters reserved including Access, Appearance, Landscaping, Layout and Scale reserved for subsequent consideration. There are no details relating to the number of dwellings at this stage, and will be fully considered at reserved matters stage.

4. **RELEVANT PLANNING HISTORY**

4.1 Application Number: 06/00150/OUT for Residential Development – Outline – All matters reserved - Access, Appearance, Landscaping, Layout and Scale - APPROVED.

4.2 Application Number: 09/00759/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) – Development Opportunity Area

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

E3 Established Employment Area

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 2 Achieving Sustainable Development

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 neighbouring properties on 4th November 2016, with a notice being displayed at the site on the 8th November 2016 and advertised in a local newspaper on 8th November 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, subject to suitable planning conditions.
- 7.3 Head of Environmental Services - Operations and Greenspace - no objections to the proposal.
- 7.5 United Utilities has no objection to the proposal and has requested conditions to be added to any approval.
- 7.6 National Grid – No objections received
- 7.7 Environment Agency – No objections received.
- 7.8 Greater Manchester Ecology Unit raise no objections to the proposal, subject to a suitable planning condition.
- 7.9 The Environment Agency – No objections

8.0 THIRD PARTY RESPONSES RECEIVED

- 8.1 Third party objections have been received from 7 local residents, who have representations relating to:-
- Outdated & none compliance with planning policies;
 - Parking/traffic flow, road safety and disruption during the construction process;
 - Overlooking and separation distance;
 - The loss of greenspace;
 - Ecology and;
 - Drainage.

9.0 ANALYSIS

- 9.1 The principle of the development has already been considered and approved, through outline applications 06/00154/OUT and 09/00762/OUT/OUT. Given the outline (all matters reserved) nature of this application, the key issues attached to this application are:-
- 1) Principle of the development
 - 2) Good Design
 - 3) Highway matters
 - 4) Overlooking & Separation
 - 5) The loss of Greenspace
 - 6) Drainage

- 7) Designing out Crime
- 8) Ecology

9.2 The Principle of Development (Sustainable Development)

Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material planning considerations indicate otherwise. In addition, consideration will also be given to the appropriate weight that can be attached to the development plan (The Tameside UDP) following the publication of the National Planning Policy Framework.

In this context, paragraphs 208 - 219 of the NPPF sets out how its policies should be implemented and the weight which should be attributed to relevant 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. Furthermore, paragraph 49 of the NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development.

It is considered that this proposal would provide a contribution towards the provision of new housing in the Borough, and is considered to represent a sustainable form of development, given its accessible location and as part of the wider regeneration master plan for Hattersley

Further to the above, outline planning permission has previously been granted for the residential development of this site, and it is considered that the principles attached to the residential development of this site are robust in this particular case.

9.3 Good Design

This is an outline planning application with all matters reserved as do detailed design reserved for future consideration. However, planning permission 09/00762/OUT identified the importance of design principles, to apply best practice and the highest quality standards, so as to ensure that the development addresses Policy H10 of the UDP.

The Design & Access Statement that was submitted with this application updates the importance of good design, identifying that paragraphs 56 and 57 of the NPPF advises that this is a key aspect of sustainable development. Further to this, good design is indivisible from good planning, and should contribute positively to making places better for people. This updated information addresses the concerns expressed by one local resident regarding the relevance of the submitted information, and will be promoted through any subsequent reserved matters application.

Further to the above, it is essential that the Local Planning Authority secure a high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Therefore, it is recommended that a condition be attached to ensure that any reserved matters

applications are in accordance with the design principles set out in the Design & Access Statement.

- 9.4 **Highway matters:-** The highways engineer was consulted as part of the planning application process, and no objections in principle have been raised to the proposed development.

However, representations received from local residents have highlighted common concerns attached to the residential development of this site and other similar sites. In particular, they have identified that the development will create locally based problems relating to the disruption and free flow of traffic due to construction vehicles, along with hazards caused by mud on the road.

As with many other development sites, the concerns expressed by residents relate to are normally only for a relatively short period of time. Once the development of sites has been completed, to a stage where the main internal road is laid out, traffic management and flow arrangements, along with nearby highway conditions return to normal. However, it is important that the Local Planning Authority retain control over day to day site operations and the movement of construction traffic, so as to ensure that long term residential amenity is not compromised.

So as to deal with these concerns properly, planning conditions have been attached to this recommendation, so as to mitigate against the potential for highway and pedestrian disruption during the development of this site. This includes the provision of site wheel wash facilities, which are designed to prevent adverse road conditions surrounding the development site.

- 9.5 **The Loss of Greenspace**

This development site forms part of the wider Development Opportunity Site E2 (5), and whilst it is green in its current context, the land is not allocated as formal greenspace. As such, there is no loss of formal greenspace.

- 9.6 **Overlooking and Separation**

Overlooking and separation distances have been raised as a concern, particularly because the development site falls away in a westerly direction from Milverton Avenue. In this case, the topographical change is not severe and it is considered that land levels and the setting out of any proposed dwellings, can be properly and positively considered as part of any reserved matters application.

As such, a planning condition has been added to this recommendation that requires the submission of land level details for the consideration of the Local Planning Authority.

- 9.7 **Drainage**

United Utilities have raised no objections to the proposals, subject to the imposition of standard drainage conditions to deal with surface and foul drainage.

9.8 **Designing Crime**

Greater Manchester Police have raised no objections in principle to the development, although they have recommended that a full Crime Impact Statement (CIS) report should be submitted when the layout is to be considered, so as to show how crime has been considered for the proposal and the surrounding area.

9.9 **Ecology & Trees**

Ecological matters attached to the proposals for the site have been considered and, no objections were received from the Greater Manchester Ecology Unit, and subject to the imposition of a suitably worded planning conditions requiring a Landscape Plan to be prepared for the development, and that no tree felling or vegetation clearance required to facilitate the scheme take place during the optimum period for bird nesting (March to July inclusive).

Further to the above, a tree survey and constraints report has been provided by the developer, which identifies trees that are within the development site and trees that provide some screening towards existing dwellings along Milverton Avenue. As such, it is recommended that a planning condition be attached to any forthcoming planning permission, which ensures the protection of trees that are to be retained on and around the development site.

10.0 **Conclusion**

10.1 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.

10.2 Overall, there are no planning objections to the proposals, and it is considered the application complies with both development plan policy and national guidance. In addition, it is felt that there is no significant harm resulting from the proposals in terms of traffic impact, impact on neighbours or character of the area.

Furthermore, It is considered the scheme will also provide a contribution towards assisting in the Borough meeting its 5 year housing supply.

RECOMMENDATION

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

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.

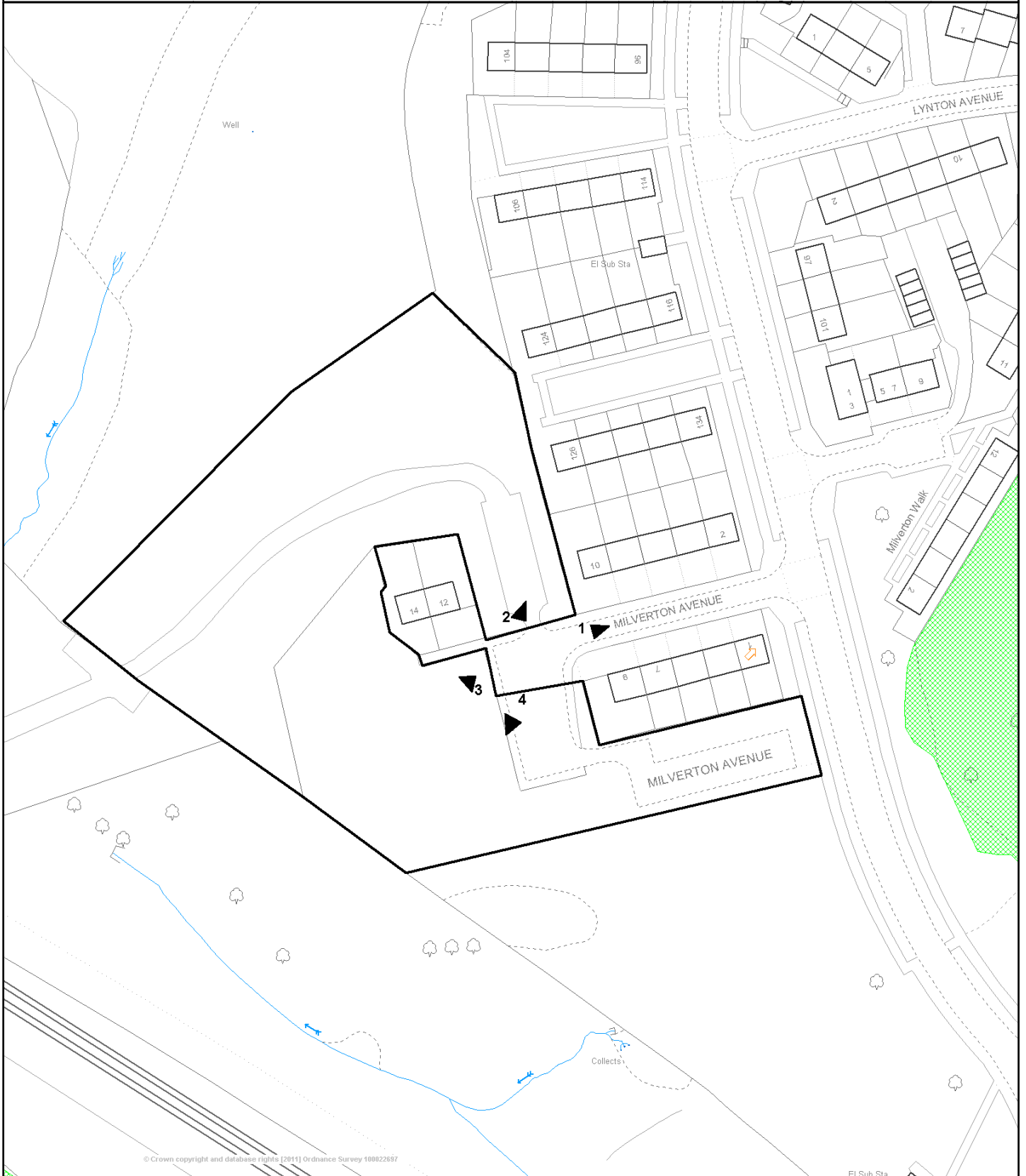
2. The development hereby permitted shall be carried out in accordance with the following approved plans: the location plan, in so far as it relates to the development site.
3. Before any development is commenced approval shall first be obtained from the local planning authority with respect to the reserved matters, namely the access, layout, scale, appearance, landscaping of the development, and also include details of the existing and proposed ground levels for the whole site, along with the proposed finished floor levels of the dwellings
4. The reserved matters application submitted pursuant to this consent shall follow the principles included in the Amended Design Statement submitted with this application unless otherwise agreed in writing by the Local Planning Authority.
5. The reserved matters application shall include a full Crime Impact Statement (CIS) report to show how crime has been considered for the proposed development site and the surrounding area and explain how the design has responded to these issues.
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. 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.

8. 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 be discharged to the public sewerage system either directly or indirectly unless specifically otherwise agreed in writing. Foul and surface water shall be drained on separate systems unless otherwise agreed in writing and in the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 24 l/s. The development shall be completed in accordance with the approved details
9. Foul and surface water shall be drained on separate systems.
10. 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.
11. 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.
12. Each phase of the development hereby approved shall not be brought into use unless and until details of facilities for the storage of refuse and waste materials associated with the use of the scheme have been submitted to and approved by the Local Planning Authority and implemented in accordance with the approved scheme.
13. The gradient of driveways shall not be steeper than 1 in 15.
14. Prior to any occupation of any part details of all external lighting to be installed on any buildings or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.
15. No tree felling or vegetation clearance required to facilitate the scheme take place during the optimum period for bird nesting (March to July inclusive). All nesting birds their eggs and young are specially protected under the terms of the wildlife and Countryside Act 1981 (as amended).
16. Unless otherwise first agreed in writing by the Local Planning Authority all trees within and surrounding the development site that are shown as being retained on the

reserved matters landscape plan, shall be suitably protected during the course of the development.



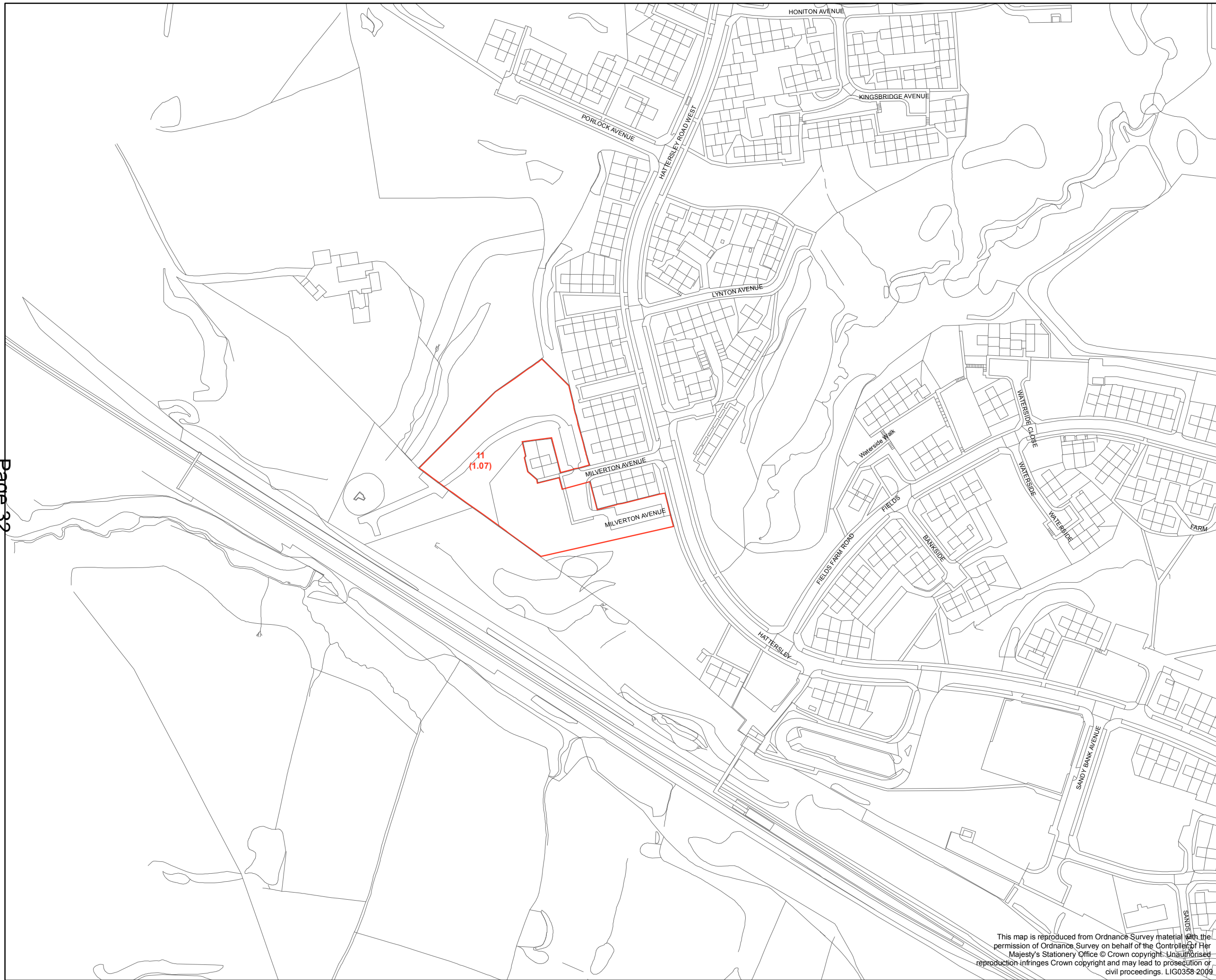
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Scale 1/1250 Date 25/1/2017

Centre = 397284 E 394532 N



Development Plot; Plot No
(Area in Ha)

HATTERSLEY

OUTLINE APPLICATIONS

AREA 1

APP 1

1:2,500

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4543	0.01	B

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Application Number: 16/00948/OUT

Photo 1



Photo 2



Photo 3



Photo 4



Application Number 16/00960/OUT

Proposal Outline application (All matters reserved) for the residential development of 1.25 hectares of land - All matters reserved including Access, Appearance, Landscaping, Layout and Scale reserved for subsequent consideration.

Site Location Land to south west of Sandy Bank Avenue, Hyde, Tameside – Site 14

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.
- 1.5 Overall, 25 sites were identified as residential development sites within the Hattersley estate, which are 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.

- 1.6 This planning application relates to one of those sites, and is referred to as site number 14.

2.0 **SITE & SURROUNDINGS**

- 2.1 The site that is the subject of this planning application is an area of land, which covers 1.25 hectares, and is located within the southern portion of the Hattersley estate. This site is identified as being unallocated on the Unitary Development Plan Proposals Map.

In terms of its setting within the locality, Sandy Bank Avenue forms the sites eastern boundary, the Hattersley Railway Station and its vehicular and pedestrian access are located directly to the west; Hattersley Road West forms the sites northern boundary, whilst the Manchester to Glossop railway line is located to the south of the site.

- 2.2 Vehicular and pedestrian access can be gained to the boundaries of the site from Sandy Bank Avenue, which has direct access onto the main Hattersley Road West.

3. **APPLICATION DESCRIPTION**

- 3.1 This application is an outline application for the residential development of 1.25 hectares of previously developed land - All matters reserved including Access, Appearance, Landscaping, Layout and Scale reserved for subsequent consideration. There are no details relating to the number of dwellings at this stage, and will be fully considered at reserved matters stage.

4. **RELEVANT PLANNING HISTORY**

- 4.1 Application Number: 06/00143/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) – Unallocated

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

- E3 Established Employment Area
- 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 2 Achieving Sustainable Development

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 neighbouring properties on 7th November 2016, with a notice being displayed at the site on the 8th November 2016 and advertised in a local newspaper on 8th November 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, subject to suitable planning conditions.
- 7.3 Head of Environmental Services – (Operations and Greenspace) - no objections to the proposal.
- 7.5 United Utilities has no objection to the proposal and has requested conditions to be added to any approval.
- 7.6 National Grid – No objections received
- 7.7 Environment Agency – No objections received.
- 7.8 Greater Manchester Ecology Unit raise no objections to the proposal, subject to a suitable planning condition.
- 7.9 The Environment Agency – No objections

8.0 THIRD PARTY RESPONSES RECEIVED

- 8.1 Third party objections have been received from 1 local resident who has made representations relating to:-
- Road safety, disruption and highway infrastructure;

9.0 ANALYSIS

- 9.1 The principle of the development has already been considered and approved, through outline application 06/00143/OUT. Given the outline (all matters reserved) nature of this application, the key issues attached to this application are:-

- 1) Principle of the Development
- 2) Good Design
- 3) Highway matters
- 4) Drainage
- 5) Designing out Crime
- 6) Ecology & Trees

9.2 The Principle of Development (Sustainable Development)

Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material planning considerations indicate otherwise. In addition, consideration will

also be given to the appropriate weight that can be attached to the development plan (The Tameside UDP) following the publication of the National Planning Policy Framework.

In this context, paragraphs 208 - 219 of the NPPF sets out how its policies should be implemented and the weight which should be attributed to relevant 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. Furthermore, paragraph 49 of the NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development.

It is considered that this proposal would provide a contribution towards the provision of new housing in the Borough, and is considered to represent a sustainable form of development.

It is considered that this proposal would provide a contribution towards the provision of new housing in the Borough, and is considered to represent a sustainable form of development, given its accessible location and as part of the wider regeneration master plan for Hattersley

9.3 **Good Design**

This is an outline planning application with all matters reserved as do detailed design reserved for future consideration. However Planning permission 06/00143/OUT identified the importance of design principles, to apply best practice and the highest quality standards, so as to ensure that the development addresses Policy H10 of the UDP.

The Design & Access Statement that was submitted with this application updates the importance of good design, identifying that paragraphs 56 and 57 of the NPPF advises that this is a key aspect of sustainable development. Further to this, good design it is indivisible from good planning, and should contribute positively to making places better for people. This updated information addresses the concerns expressed by one local resident regarding the relevance of the submitted information, and will be promoted through any subsequent reserved matters application.

Further to the above, it is essential that the Local Planning Authority secure a high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Therefore, it is recommended that a condition be attached to ensure that any reserved matters applications are in accordance with the design principles set out in the Design & Access Statement.

9.4 **Highway Matters**

The highways engineer was consulted as part of the planning application process, and no objections in principle have been raised to the proposed development.

However, representations received from local residents have highlighted common concerns attached to the residential development of this site and other similar sites.

In particular, they have identified that the development will create locally based problems relating to the disruption and free flow of traffic due to construction vehicles, along with hazards caused by mud on the road.

As with many other development sites, the concerns expressed by residents relate to are normally only for a relatively short period of time. Once the development of sites has been completed, to a stage where the main internal road is laid out, traffic management and flow arrangements, along with nearby highway conditions return to normal. However, it is important that the Local Planning Authority retain control over day to day site operations and the movement of construction traffic, so as to ensure that long term residential amenity is not compromised.

So as to deal with these concerns properly, planning conditions have been attached to this recommendation, so as to mitigate against the potential for highway and pedestrian disruption during the development of this site. This includes the provision of site wheel wash facilities, which are designed to prevent adverse road conditions surrounding the development site.

9.5 Drainage

United Utilities have raised no objections to the proposals, subject to the imposition of standard drainage conditions to deal with surface and foul drainage.

9.6 Designing out Crime

Greater Manchester Police have raised no objections in principle to the development, although they have recommended that a full Crime Impact Statement (CIS) report should be submitted when the layout is to be considered, so as to show how crime has been considered for the proposal and the surrounding area.

9.7 Ecology & Trees

Ecological matters attached to the proposals for the site have been considered and, no objections were received from the Greater Manchester Ecology Unit, and subject to the imposition of a suitably worded planning conditions requiring a Landscape Plan to be prepared for the development, and that no tree felling or vegetation clearance required to facilitate the scheme take place during the optimum period for bird nesting (March to July inclusive).

Further to the above, a tree survey and constraints report has been provided by the developer, which identifies trees that are not of any amenity to the development site.

10.0 Conclusion

10.1 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.

- 10.2 Overall, there are no planning objections to the proposals, and it is considered the application complies with both development plan policy and national guidance. In addition, it is felt that there is no significant harm resulting from the proposals in terms of traffic impact, impact on neighbours or character of the area.

Furthermore, it is considered the scheme will also provide a contribution towards assisting in the Borough meeting its 5 year housing supply.

RECOMMENDATION

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

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. The development hereby permitted shall be carried out in accordance with the following approved plans: the location plan, in so far as it relates to the development site.
3. Before any development is commenced approval shall first be obtained from the local planning authority with respect to the reserved matters, namely the access, layout, scale, appearance, landscaping of the development, and also include details of the existing and proposed ground levels for the whole site, along with the proposed finished floor levels of the dwellings
4. The reserved matters application submitted pursuant to this consent shall follow the principles included in the Amended Design Statement submitted with this application unless otherwise agreed in writing by the Local Planning Authority.
5. The reserved matters application shall include a full Crime Impact Statement (CIS) report to show how crime has been considered for the proposed development site and the surrounding area and explain how the design has responded to these issues.
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.

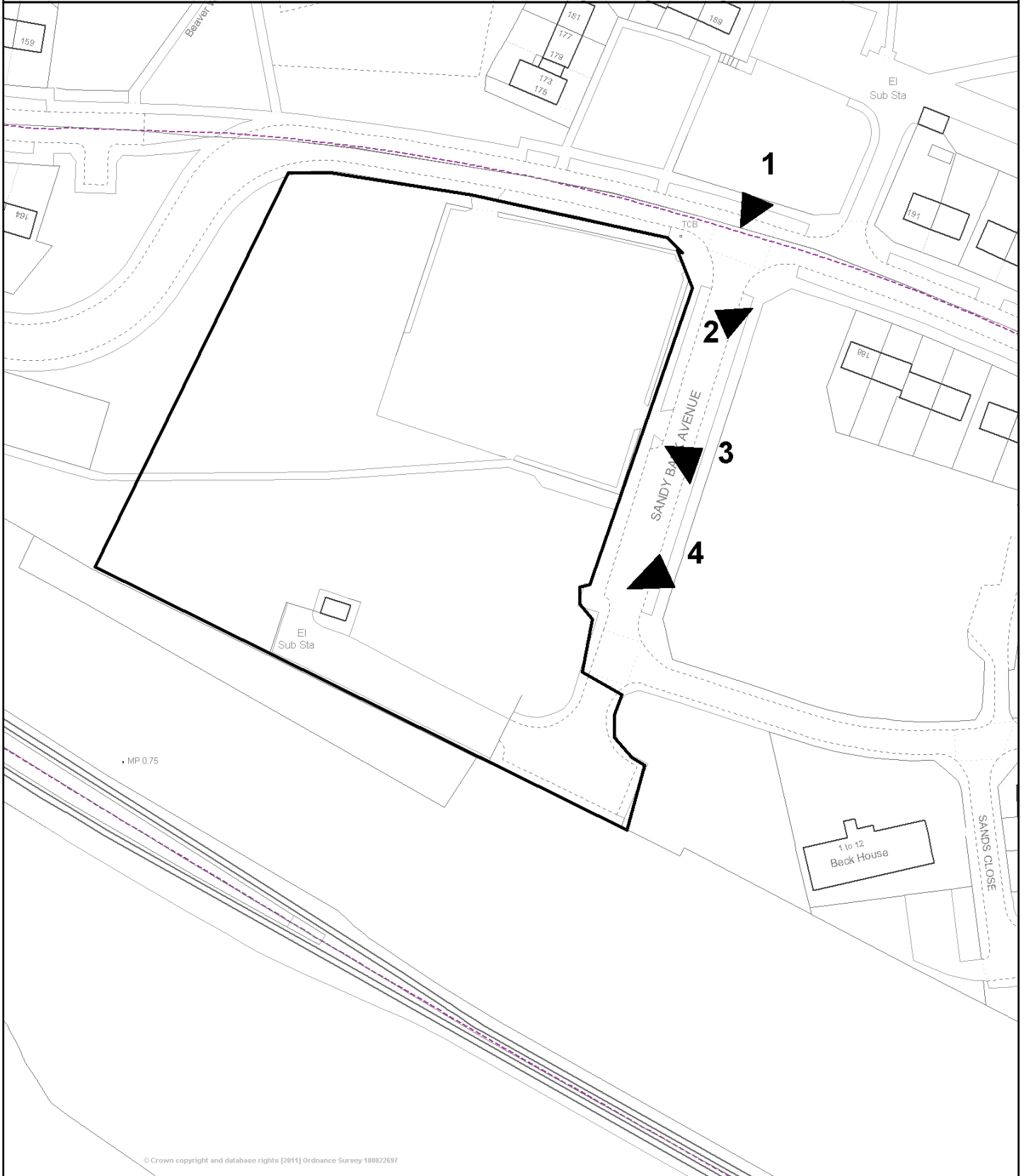
- iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
- iv) Upon completion of any approved remediation schemes, 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. 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.
- 8. 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 be discharged to the public sewerage system either directly or indirectly unless specifically otherwise agreed in writing. Foul and surface water shall be drained on separate systems unless otherwise agreed in writing and in the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 24 l/s. The development shall be completed in accordance with the approved details
- 9. Foul and surface water shall be drained on separate systems.
- 10. 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.
- 11. 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.

12. Each phase of the development hereby approved shall not be brought into use unless and until details of facilities for the storage of refuse and waste materials associated with the use of the scheme have been submitted to and approved by the Local Planning Authority and implemented in accordance with the approved scheme.
13. The gradient of driveways shall not be steeper than 1 in 15.
14. Prior to any occupation of any part details of all external lighting to be installed on any buildings or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.
15. No tree felling or vegetation clearance required to facilitate the scheme take place during the optimum period for bird nesting (March to July inclusive). All nesting birds their eggs and young are specially protected under the terms of the wildlife and Countryside Act 1981 (as amended).

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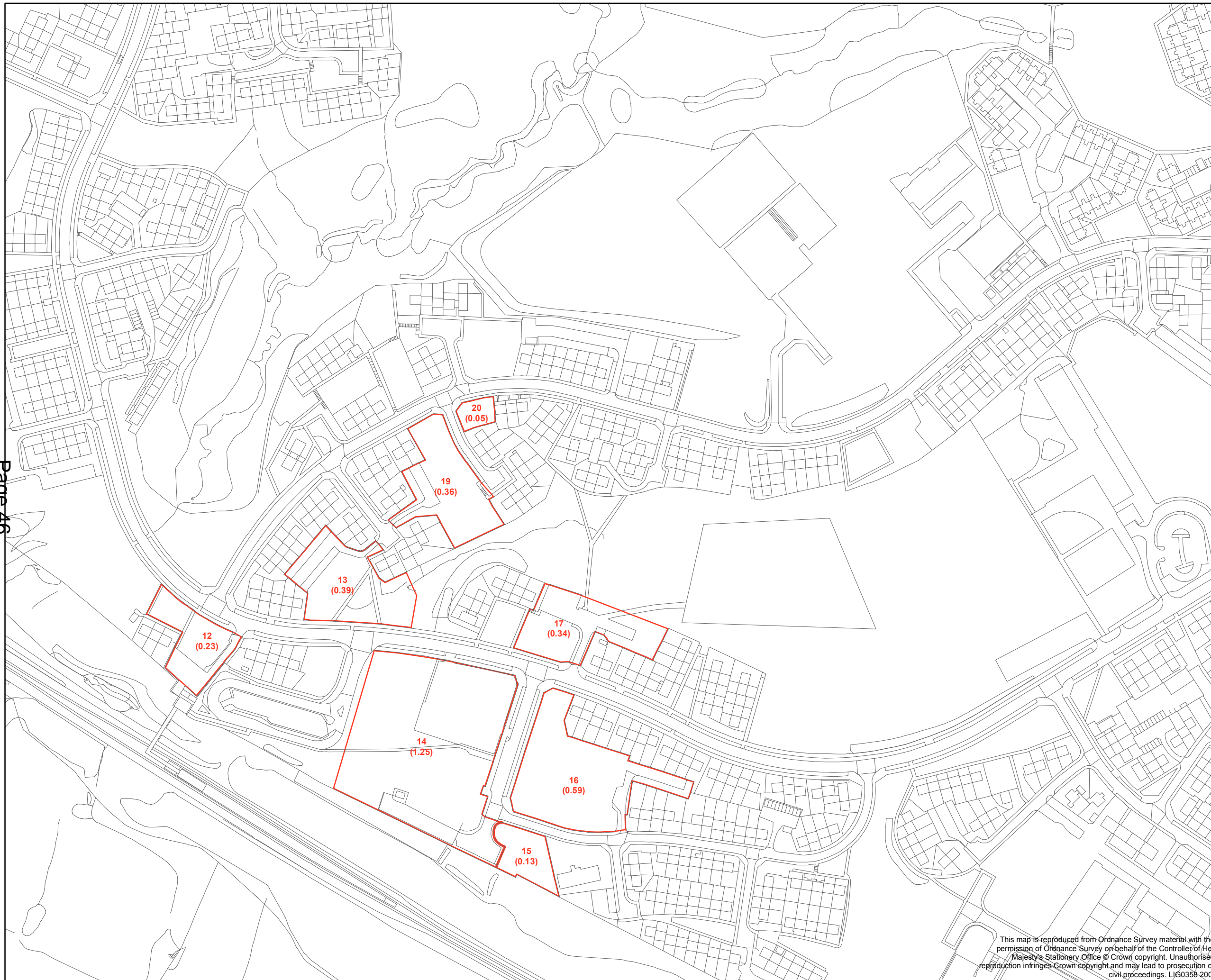


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Scale 1/1250 Date 25/1/2017

Centre = 397604 E 394273 N



Development Plot; Plot No
(Area in Ha)

HATTERSLEY
 OUTLINE APPLICATIONS
 AREA 2
 APP 2
 1:2,500

job drawing rev
4543 0.02 B

taylor young ty
 chadsworth house
 wilmslow
 handforth
 cheshire
 sk9 3hp
 tel: 01625 542 200
 fax: 01625 542 250
 urban@tayloryoung.co.uk
 www.tayloryoung.co.uk

architecture
 graphics
 healthcare planning
 interior design
 landscape architecture
 regeneration
 town planning
 urban design
 3D visualisation

INVESTOR IN PEOPLE

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Application Number: 16/00960/OUT

Photo 1



Photo 2



Photo 3



Photo 4



Application Number 16/00962/OUT

Proposal Outline planning application for the residential development of 0.59 hectares of land at- All matters reserved including Access, Appearance, Landscaping, Layout and Scale reserved for subsequent consideration.

Site Location Land to south west of Sandy Bank Avenue, Hyde, Tameside – Site 16.

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.
- 1.5 Overall, 25 sites were identified as residential development sites within the Hattersley estate, which are 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.

- 1.6 This planning application relates to one of those sites, and is referred to as site number 16.

2.0 **SITE & SURROUNDINGS**

- 2.1 The site that is the subject of this planning application is an area of previously developed land, which covers 0.59 hectares and is located within the southern portion of the Hattersley estate. This site is identified as being unallocated on the Unitary Development Plan Proposals Map.

In terms of its setting within the locality, Sandy Bank Avenue forms the sites western boundary, Hattersley Road West forms the sites northern boundary, residential accommodation along Sandy Bank Avenue and Sands Close are located to the south and east, whilst the Manchester to Glossop Railway Line is located to the south of the site

- 2.2 Vehicular and pedestrian access can be gained to the boundaries of the site via Sandy Bank Avenue.

3. **APPLICATION DESCRIPTION**

- 3.1 This application is an outline application for the residential development of 0.59 hectares of previously developed land - All matters reserved including Access, Appearance, Landscaping, Layout and Scale reserved for subsequent consideration. There are no details relating to the number of dwellings at this stage, and will be fully considered at reserved matters stage.

4. **RELEVANT PLANNING HISTORY**

- 4.1 Application Number: 06/00143/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) – Unallocated

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

- E3 Established Employment Area

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 2 Achieving Sustainable Development

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 neighbouring properties on 9th November 2016, with a notice being displayed at the site on the 8th November 2016 and advertised in a local newspaper on 8th November 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, subject to suitable planning conditions.
- 7.3 Head of Environmental Services - Operations and Greenspace - no objections to the proposal.
- 7.5 United Utilities has no objection to the proposal and has requested conditions to be added to any approval.
- 7.6 National Grid – No objections received
- 7.7 Environment Agency – No objections received.
- 7.8 Greater Manchester Ecology Unit raise no objections to the proposal, subject to a suitable planning condition.
- 7.9 The Environment Agency – No objections

8.0 THIRD PARTY RESPONSES RECEIVED

- 8.1 Third party objections have been received from 1 local resident who has made representations relating to:-
- Road safety, disruption and highway infrastructure;
 - The land is in the green belt.

9.0 ANALYSIS

- 9.1 The principle of the development has already been considered and approved, through outline application 06/00143/OUT. Given the outline (all matters reserved) nature of this application, the key issues attached to this application are:-

- 1) Principle of the Development
- 2) Good Design
- 3) Highway matters
- 4) The Green Belt
- 5) Drainage
- 6) Designing out Crime
- 7) Ecology & Trees

9.2 **The Principle of Development (Sustainable Development)**

Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material planning considerations indicate otherwise. In addition, consideration will also be given to the appropriate weight that can be attached to the development plan (The Tameside UDP) following the publication of the National Planning Policy Framework.

In this context, paragraphs 208 - 219 of the NPPF sets out how its policies should be implemented and the weight which should be attributed to relevant 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. Furthermore, paragraph 49 of the NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development.

It is considered that this proposal would provide a contribution towards the provision of new housing in the Borough, and is considered to represent a sustainable form of development, given its accessible location and as part of the wider regeneration master plan for Hattersley.

Further to the above, outline planning permission has previously been granted for the residential development of this site, and it is considered that the principles attached to the residential development of this site are robust in this particular case.

9.3 **Good Design**

This is an outline planning application with all matters reserved as do detailed design reserved for future consideration. However, planning permission 06/00143/OUT identified the importance of design principles, to apply best practice and the highest quality standards, so as to ensure that the development addresses Policy H10 of the UDP.

The Design & Access Statement that was submitted with this application updates the importance of good design, identifying that paragraphs 56 and 57 of the NPPF advises that this is a key aspect of sustainable development. Further to this, good design is indivisible from good planning, and should contribute positively to making places better for people. This updated information addresses the concerns expressed by one local resident regarding the relevance of the submitted information, and will be promoted through any subsequent reserved matters application.

Further to the above, it is essential that the Local Planning Authority secure a high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Therefore, it is recommended that a condition be attached to ensure that any reserved matters applications are in accordance with the design principles set out in the Design & Access Statement.

9.4 **Highway Matters**

The highways engineer was consulted as part of the planning application process, and no objections in principle have been raised to the proposed development.

However, representations received from local residents have highlighted common concerns attached to the residential development of this site and other similar sites. In particular, they have identified that the development will create locally based problems relating to the disruption and free flow of traffic due to construction vehicles, along with hazards caused by mud on the road.

As with many other development sites, the concerns expressed by residents relate to what are normally only for a relatively short period of time. Once the development of sites has been completed, to a stage where the main internal road is laid out, traffic management and flow arrangements, along with nearby highway conditions return to normal. However, it is important that the Local Planning Authority retain control over day to day site operations and the movement of construction traffic, so as to ensure that long term residential amenity is not compromised.

So as to deal with these concerns properly, planning conditions have been attached to this recommendation, so as to mitigate against the potential for highway and pedestrian disruption during the development of this site. This includes the provision of site wheel wash facilities, which are designed to prevent adverse road conditions surrounding the development site.

9.5 **Drainage**

United Utilities have raised no objections to the proposals, subject to the imposition of standard drainage conditions to deal with surface and foul drainage.

9.6 **Designing out Crime**

Greater Manchester Police have raised no objections in principle to the development, although they have recommended that a full Crime Impact Statement (CIS) report should be submitted when the layout is to be considered, so as to show how crime has been considered for the proposal and the surrounding area.

9.7 **Ecology & Trees**

Ecological matters attached to the proposals for the site have been considered and, no objections were received from the Greater Manchester Ecology Unit, and subject to the imposition of a suitably worded planning conditions requiring a Landscape Plan to be prepared for the development, and that no tree felling or vegetation clearance required to facilitate the scheme take place during the optimum period for bird nesting (March to July inclusive).

Further to the above, a tree survey and constraints report has been provided by the developer, which identifies trees that are of no amenity value within the development site.

10.0 Conclusion

- 10.1 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.
- 10.2 Overall, there are no planning objections to the proposals, and it is considered the application complies with both development plan policy and national guidance. In addition, it is felt that there is no significant harm resulting from the proposals in terms of traffic impact, impact on neighbours or character of the area.

Furthermore, It is considered the scheme will also provide a contribution towards assisting in the Borough meeting its 5 year housing supply.

RECOMMENDATION

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

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. The development hereby permitted shall be carried out in accordance with the following approved plans: the location plan, in so far as it relates to the development site.
3. Before any development is commenced approval shall first be obtained from the local planning authority with respect to the reserved matters, namely the access, layout, scale, appearance, landscaping of the development, and also include details of the existing and proposed ground levels for the whole site, along with the proposed finished floor levels of the dwellings
4. The reserved matters application submitted pursuant to this consent shall follow the principles included in the Amended Design Statement submitted with this application unless otherwise agreed in writing by the Local Planning Authority.
5. The reserved matters application shall include a full Crime Impact Statement (CIS) report to show how crime has been considered for the proposed development site and the surrounding area and explain how the design has responded to these issues.
- 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.

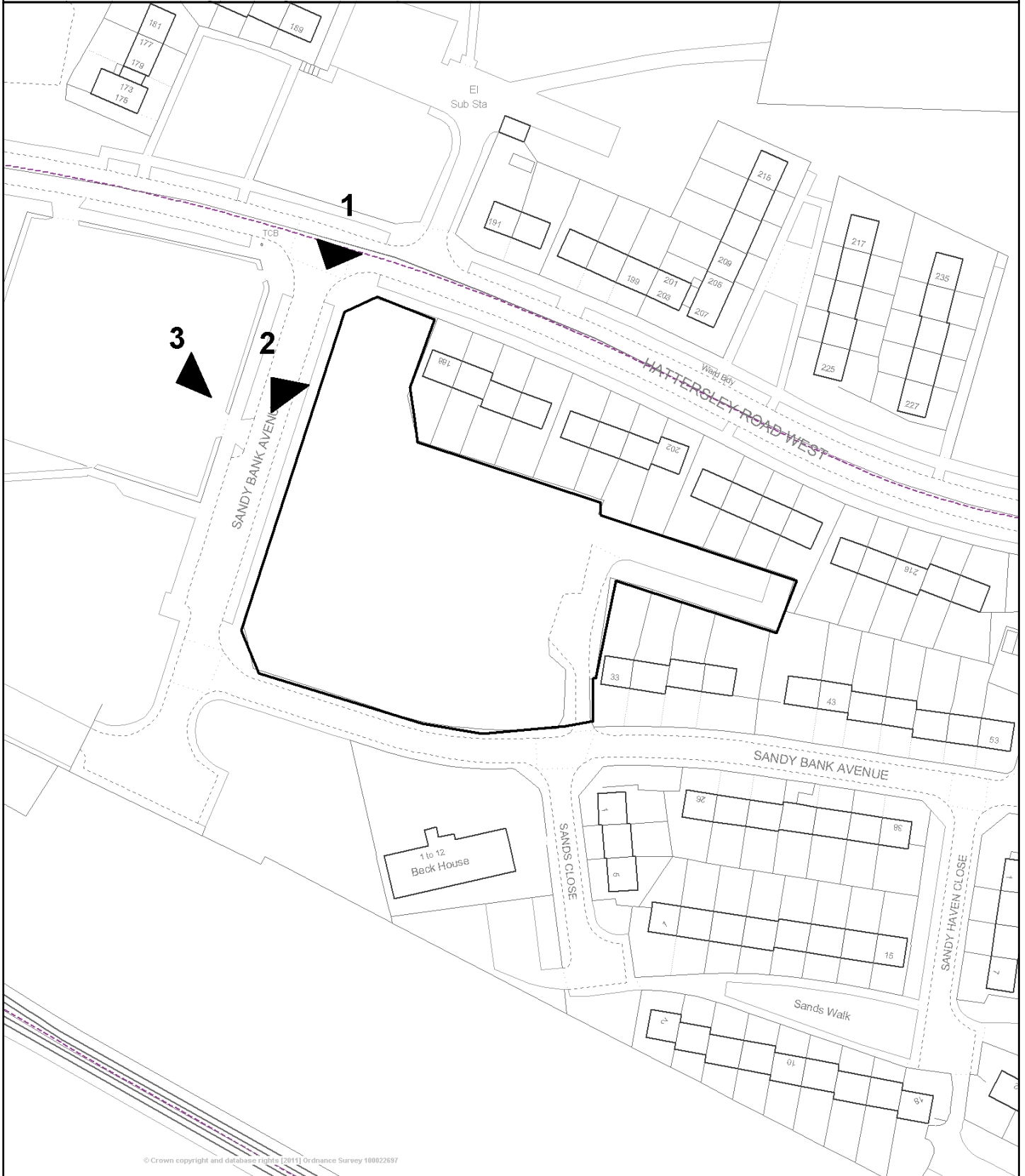
The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use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

- 7. 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.
- 8. 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 be discharged to the public sewerage system either directly or indirectly unless specifically otherwise agreed in writing. Foul and surface water shall be drained on separate systems unless otherwise agreed in writing and in the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 24 l/s. The development shall be completed in accordance with the approved details
- 9. Foul and surface water shall be drained on separate systems.
- 10. 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.

11. 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.
12. Each phase of the development hereby approved shall not be brought into use unless and until details of facilities for the storage of refuse and waste materials associated with the use of the scheme have been submitted to and approved by the Local Planning Authority and implemented in accordance with the approved scheme.
13. The gradient of driveways shall not be steeper than 1 in 15.
14. Prior to any occupation of any part details of all external lighting to be installed on any buildings or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.
15. No tree felling or vegetation clearance required to facilitate the scheme take place during the optimum period for bird nesting (March to July inclusive). All nesting birds their eggs and young are specially protected under the terms of the wildlife and Countryside Act 1981 (as amended).

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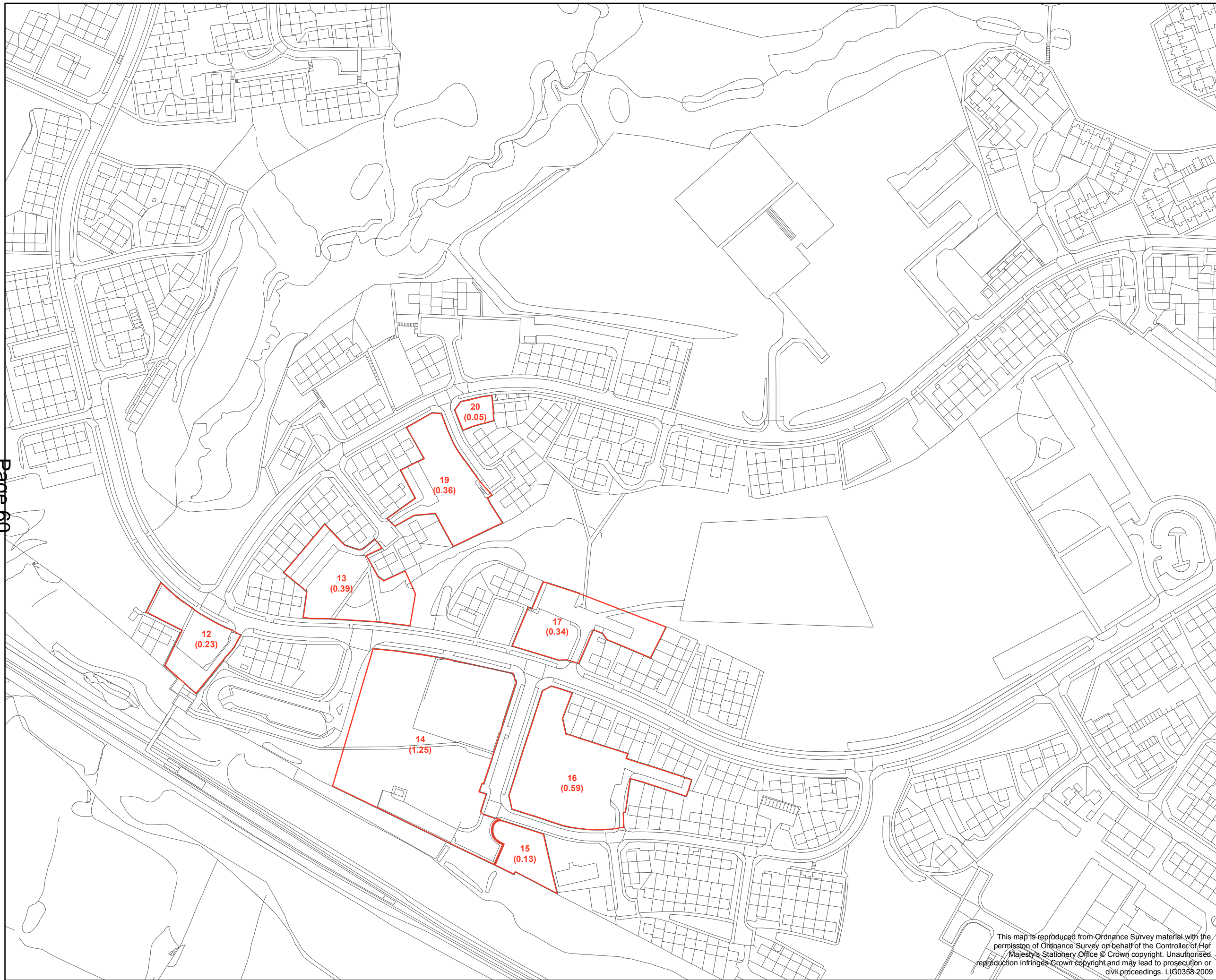
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Scale 1/1250 Date 25/1/2017

Centre = 397702 E 394275 N

Development Plot; Plot No (Area in Ha)



HATTERSLEY

OUTLINE APPLICATIONS

AREA 2

APP 2

1:2,500

job drawing rev
4543 0.02 B

taylor young ty

chadsworth house
 wilmslow
 handforth
 cheshire
 sk9 3hp

tel: 01625 542 200
 fax: 01625 542 250
 urban@tayloryoung.co.uk
 www.tayloryoung.co.uk

architecture
 graphics
 healthcare planning
 interior design
 landscape architecture
 regeneration
 town planning
 urban design
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INVESTOR IN PEOPLE

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Application Number: 16/00962/OUT

Photo 1



Photo 2



Photo 3



Application Number 16/01066/FUL

Proposal Proposed extension to an existing factory unit to accommodate a high bay storage facility, along with the remodelling existing parking areas.

Site Location Whitecroft Electrical Ltd Burlington Street Ashton-Under-Lyne Tameside. OL7 0AX

Applicant Whitecroft Electrical Ltd

Recommendation Approve

REPORT

1.0 SITE & SURROUNDINGS

1.1 The site that is the subject of this planning application is the Whitecross Electrical manufacturing site that is located to the western end of Burlington Street, Ashton, and is located within an allocated employment site on the Tameside UDP

1.2 This site is the Borough's largest manufacturing employer, with 410 people currently being employed at the site, who work in the manufacturing floor space and offices. On-site staff car parking is available, although it is highlighted that the site is in a sustainable location in terms of its position to Ashton Town Centre, along with the local tram and rail network. Access and egress to the site are taken via Burlington Street, both for vehicles and pedestrians.

1.3 In terms of its physical make-up of the site building, it has a flat roofed modern southern frontage building, which flows through to a traditionally designed manufacturing building. Site car parking and servicing is available to the front of the site and to the eastern portion of the site.

1.4 Site boundaries for the application site are made up of an area of open space to the south; the Kayley Industrial Estate and its variety of industrial buildings to the east, the west to east railway line and Ashton Moss Leisure Park form the northern boundary, whilst the existing site building runs to the west, providing a hard a buffer towards the nearest residential accommodation along Thornway Drive.

3. APPLICATION DESCRIPTION AND DETAILS

3.1 This application is a full application including the extension to an existing factory unit to accommodate a high bay storage facility, along with the remodelling existing parking areas.

3.1.2 In particular, the proposed high bay storage facility will extend the western elevation of the building towards the Kayley Industrial Estate, and will provide an additional 851m² of commercial floor space to the site.

3.2 In terms of the remodelling of the site car parking arrangements, despite the extension taking out 56 car parking spaces, the remodelling works will mean that site car parking provision will be increased to 234 spaces.

4. **RELEVANT PLANNING HISTORY**

- 4.1 There are no current or earlier planning applications that affect the consideration of this proposal

5.0 **RELEVANT PLANNING POLICY**

- 5.1 Tameside Unitary Development Plan (UDP) – Established Employment Area E3

5.2 **PLANNING POLICIES**

Part 1 Policies

1.3 Creating a Cleaner and Greener Environment

1.6 Securing Urban Regeneration

1.12 Ensuring an Accessible, Safe and Healthy Environment

Part 2 Policies

E3 Established Employment Area

T1 Highway Improvement and Traffic management

MW11 Contaminated Land

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

- 5.4.1 Section 2 Achieving Sustainable Development
Section 7 Requiring good design

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 neighbouring properties on 29th November 2016, with a notice being also displayed at the site on the 29th November 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, subject to suitable planning conditions.

8.0 THIRD PARTY RESPONSES RECEIVED

8.1 No neighbour objections have been received.

9.0 ANALYSIS

9.1 The key issues attached to this application are:-

- 1) Principle of the development
- 2) The size & scale of the building
- 3) Highway matters
- 4) TV interference

9.2 The Principle of Development

This development site sits within an established employment area, as identified on the Unitary Development Plan Proposals Map. As such, the proposed extension to the building, so as to extend the lawful use is acceptable in principle.

9.3 The Size & Scale of the Building

This proposal would involve the erection of a high level storage building to the eastern elevation of the main site building, so as to provide the site with an additional 851m² of commercial floor space to the site.

The submitted plans show that the proposed building will project 18.5m from the eastern elevation (looking towards the Kayely Industrial Estate). The extension will then run to a length of 46m in a northerly direction towards the site boundary with the railway line, whilst an eaves height of 14.5m and a height to the ridge of 16.5m will also be provided.

9.3.1 In the above context, the bulk and size of the proposed building, along with its relationship to the surrounding area, are the main areas for consideration. In particular, when viewed against the existing two-storey office (7.8m high) and manufacturing building (8.5m to the ridge), the proposed building appears quite dominant towards the host building.

9.3.1 So as to appreciate the scale of the building, additional 3D plan information was requested, so as to see the resultant building in a wider context. This information identified that whilst the building will be relatively dominant towards the host building, in terms of its scale and mass, when viewed in relation to the adjacent Kayley Industrial Estate and Ashton Moss Retail Park, the perceived impacts are considered not to be harmful and the proposed building will not be out of place when viewed in the wider local context.

9.3.3 Further to the above, whilst it is considered that the proposed building will not be out of in the wider local context, the finish materials for the building are a significant factor in the consideration of this application. Whilst the submitted plans identify a

general schedule of materials to be used in the development, no colours of the finishing materials have been set out. As such, and given the size and scale of the building, and its relationship to the surrounding area, it is reasonable to require the submission of finishing materials and colours are submitted via planning condition.

- 9.3.4 In terms of residential amenity, it is considered that the siting of the proposed extension (on the far side of the site) is positioned sufficiently away from the nearest residential properties on Burlington Street, Richmond Street and Thornway Drive so as to avoid any undue impacts on residential amenity which would warrant refusal of the application.

9.4 **Highway Matters**

The highways engineer has been consulted as part of this proposal, given that 56 car parking spaces will be lost in the area of the proposed new building. However, following the remodelling of the sites overall parking provisions, on-site car parking provision will be increased to 234 spaces, providing a net increase of 28 spaces.

In this context, he has commented that there will be a potential increase in employees at the site (60 as set out on the application form), which may result in increased traffic to and from the site. However, evidence that has been submitted with the application (The Travel Plan) identifies that 35% of employees don't use car, so it is anticipated the increase two way trips would be relatively minor. As such, and taking all highway related matters into account, it is considered that there will be no adverse impacts in terms of highway or pedestrian safety.

9.5 **TV interference**

Television reception interference has been identified as a consideration, particularly given that the proposed extension to the site will be higher than many of the surrounding buildings.

As part of the planning application process, the applicants were made aware of the potential for interference with television reception, and they commissioned an initial information report to provide the basis for an investigation towards the alleviation of potential disruption to TV services. This report identified that reported interference would be thoroughly investigated by means of signal measurement, comparison with the baseline survey measurements and desk-based modelling where appropriate.

Taking these factors into account, the provision of a survey report to include a locally based investigation into the potential disruption to TV services should be carried out, prior to the commencement of the development. If such a report concludes that there are locally based problems with TV interference, the same planning condition shall require that mitigation measures will be introduced to resolve any resultant problems.

10.0 **Conclusion**

- 10.1 The proposals for the site are set out earlier in this report, and would result in the provision of a high level storage unit that the Company need, so as to carry on its expansion in the Borough. As part of this, it has been highlighted that the numbers of

employees will increase by 60, taking employee numbers up to 470 people, making the site the biggest manufacturing employer in the Borough.

Whilst the proposed building will be 8 metres higher than the host building, when it is viewed in relation to the surrounding area, it is considered that the proposed extension will not result in a development that is over-dominant in its massing and scale. In addition, a planning condition has been recommended, so as to require a locally based assessment of TV reception in the area, along with mechanisms to deal with any resultant TV interference.

Overall, it is considered the application complies with both development plan policy and national guidance and, subject to compliance with the planning conditions that are set out later in this report, there is will no significant harm resulting from the proposal in terms of traffic impact, impact on neighbours, visual amenity or character of the area.

RECOMMENDATION

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in strict accordance with the plans and supporting information that submitted and considered as part of this planning application, those being:
 - The site location plan - dated September 2016;
 - The existing site plan (WSA.0339.p1.02) Rev C - dated September 2016;
 - The existing ground floor plan - (WSA.0339.P1.06) Rev B - September 2016;
 - The existing east and west elevations - (WSA.0339.P1.09) Rev A - September 2016;
 - The existing north and south elevations - (WSA.0339.P1.10) Rev A - September 2016;
 - The proposed site plan - (WSA.0339.P1.03) Rev G - September 2016;
 - The proposed ground floor plan - (WSA.0339.P1.07) Rev B - September 2016;
 - The proposed east and west elevations - (WSA.0339.P1.11) Rev B - September 2016;
 - The proposed north and south elevations - (WSA.0339.P1.12) Rev B - September 2016;
 - The proposed roof plan - (WSA.0339.P1.08) Rev B - September 2016;

3. Prior to the commencement of development details of all materials and material colours to be used externally shall be submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out using the agreed materials and material colours.
4. Prior to the commencement of the development hereby approved, a survey report to include a locally based investigation into the potential disruption to TV services shall be submitted and approved in writing by the Local Planning Authority. Such a report shall include a recommended procedure for:-
 - Quantifying the interference effect.
 - Determining whether the interference is due to the development.
 - Provision of mitigation to deal with and manage interference including a timetable for implementation of any works.

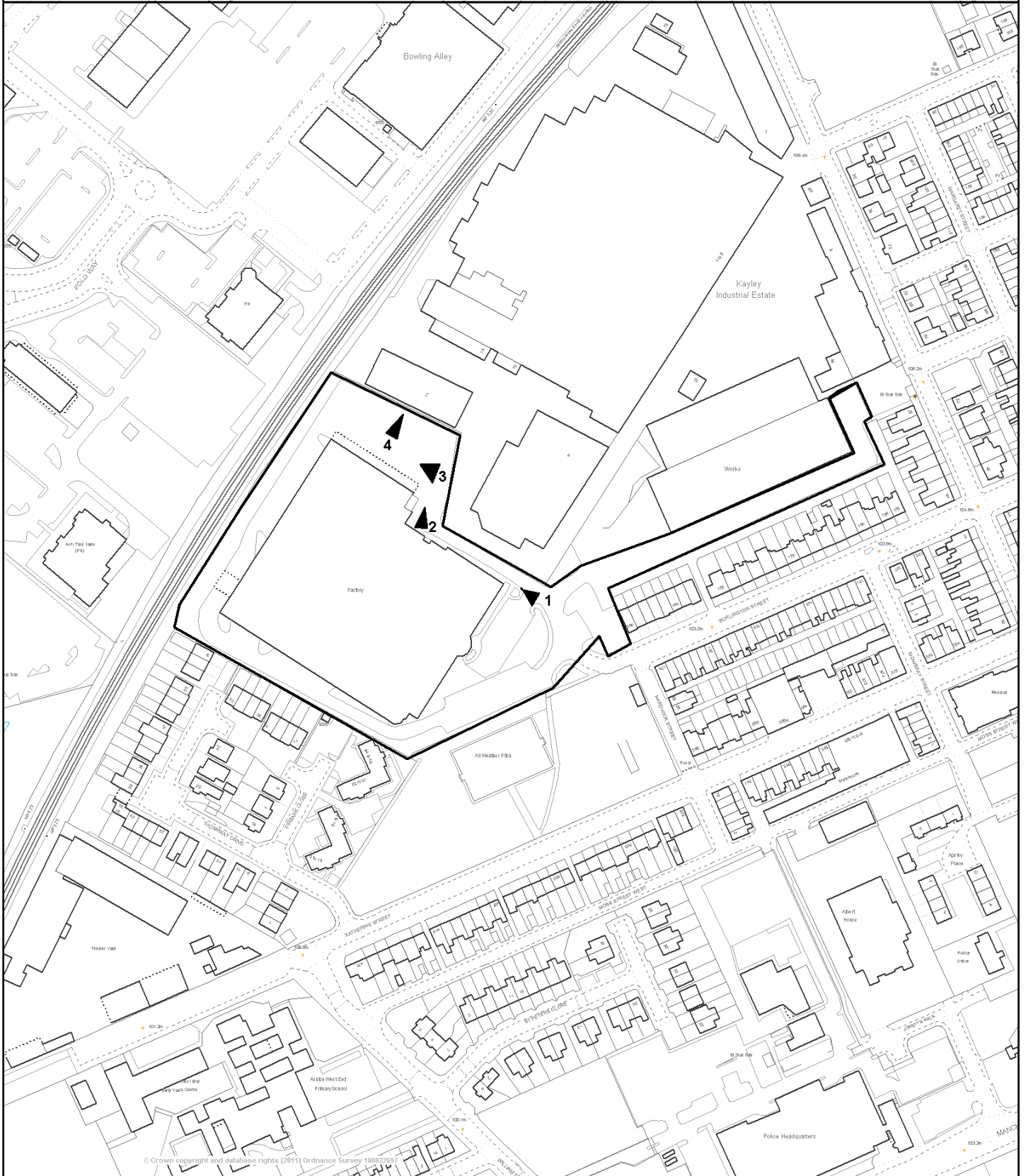
All mitigation measures shall be carried out in accordance with the approved timetable.

5. 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.

6. Prior to first occupation of the extension hereby-approved, the proposed car park as shown on 'The proposed site plan - (WSA.0339.P1.03) Rev G - September 2016' shall be fully completed and available for use.

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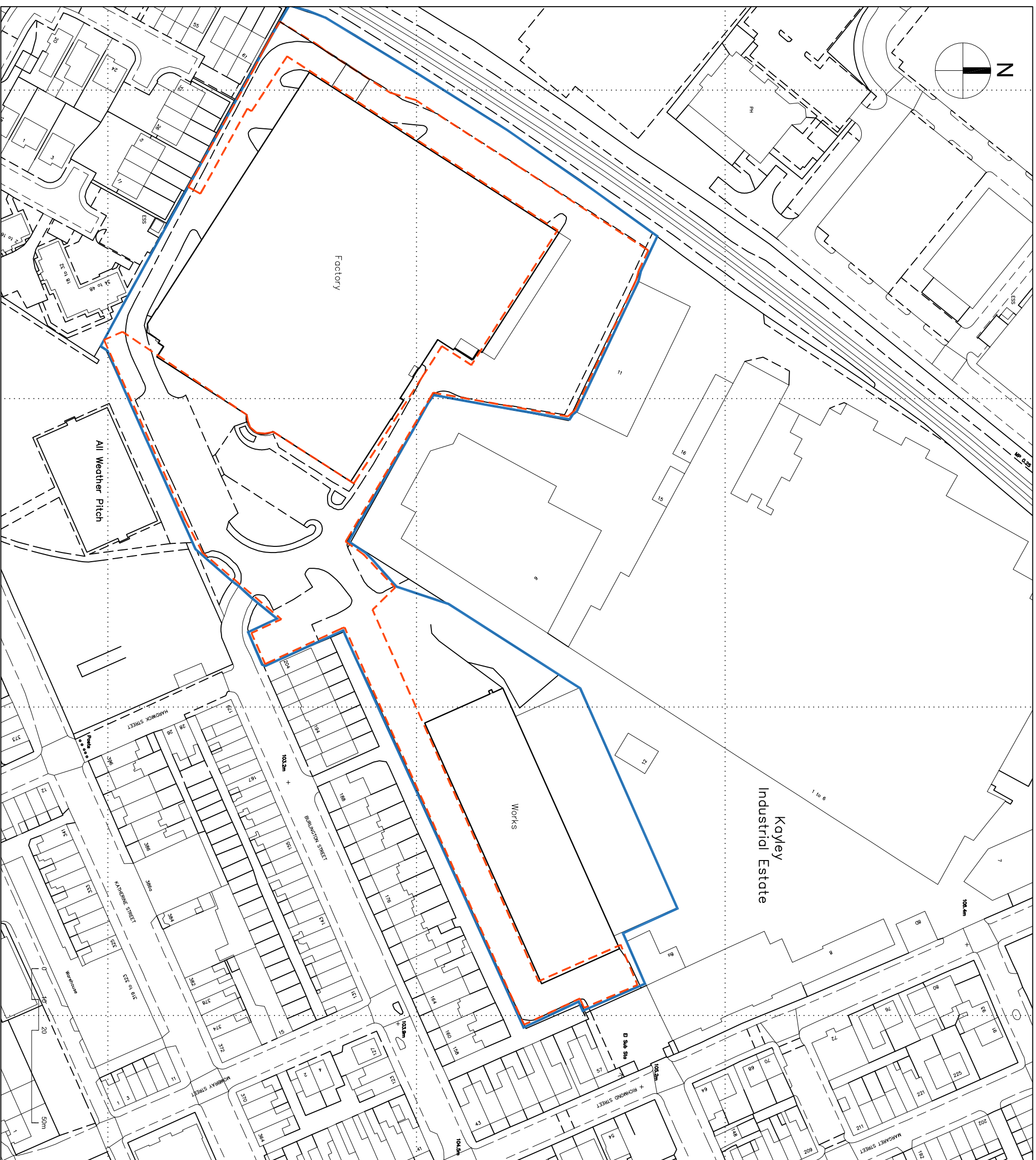


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

Scale 1/2500 Date 6/2/2017

Centre = 392831 E 398876 N



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Notes

-  Denotes area of ownership
-  Denotes application boundary

Rev	Date	Revision Note	By	Chk
A	05.10.16	Application boundary amended	MA	JPH

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Project:
 Whitecroft Factory Expansion









Title:
 Location Plan

Drawn: JPH
Checked: JPH

Date: SEPT 2016
Scale: 1:1250@A3
Status: PLANNING
Number: WSA.03339.P1.01
Revision: A

Appropriate to this project, the drawing of the parking of a may not be reviewed in any other manner. The drawing is to be read in conjunction with all relevant Architect's and other Consultants drawings and specifications. The drawing must not be scaled. Dimensions are in millimeters unless specified. It should be reported to the C.A. immediately upon discovery and prior to the commencement of the work.

Notes

-  Denotes area of ownership
-  Denotes application boundary
-  Proposed building
-  Existing Building
-  Proposed car parking area
Total: 233 spaces
-  Existing car parking area
-  Existing planted areas
-  Proposed recycling and storage area

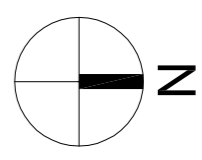


Proposed Site Plan

Rev	Date	Revision Note	By	Chk
G	16.11.16	Minor amendments made to parking area strategy details. Motorcyclist parking removed.	GC	JPH
F	15.11.16	Minor amendments made to parking areas.	GC	JPH
E	02.11.16	Minor amendments made to parking areas. GC, JPH	GC	JPH
D	19.10.16	Parking amended. Waste skip added in line with client request.	SM	JPH
C	05.10.16	Building outline updated and application submitted.	MA	JPH
B	23.09.16	Vehicle tracking added. Building footprint and parking layout amended.	MA	JPH
A	16.09.16	Contextual information added.	MA	JPH

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Project: Whitecroft Factory Expansion
 Title: Proposed Site Plan
 Date: SEPT 2016
 Scale: 1:500 @ A1
 Sheet: WSA039.P1.03
 Planning



EXISTING SITE PLAN

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Notes

- Denotes area of ownership
- Denotes application boundary
- Existing Buildings
- Existing Planted areas
- Existing Parking Provision
Total: 206 spaces
- Existing recycling and storage areas

Rev	Date	Revision Note	By	CHK
C	01.10.16	Minor amendment to parking areas	GC, JPH	
B	03.10.16	Application boundary amended	MA, JPH	
A	16.09.16	Contextual information added	MA, JPH	

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Project: Whitecroft Factory Expansion
 Drawing: Existing Site plan
 Title: SEP 2016
 Designer: JPH
 Date: 1:300@A1
 Number: WSA.0399.P1.02
 Scale: C
 Revision: C

Application Number: 16/01066/FUL

Photo 1



Photo 2

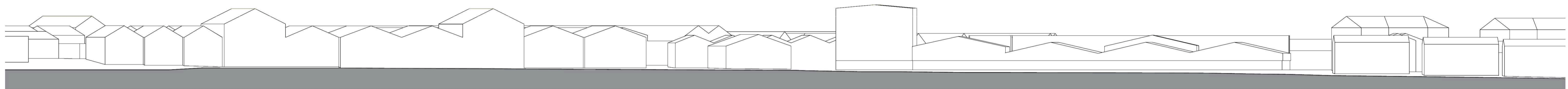


Photo 3



Photo 4





Page 77

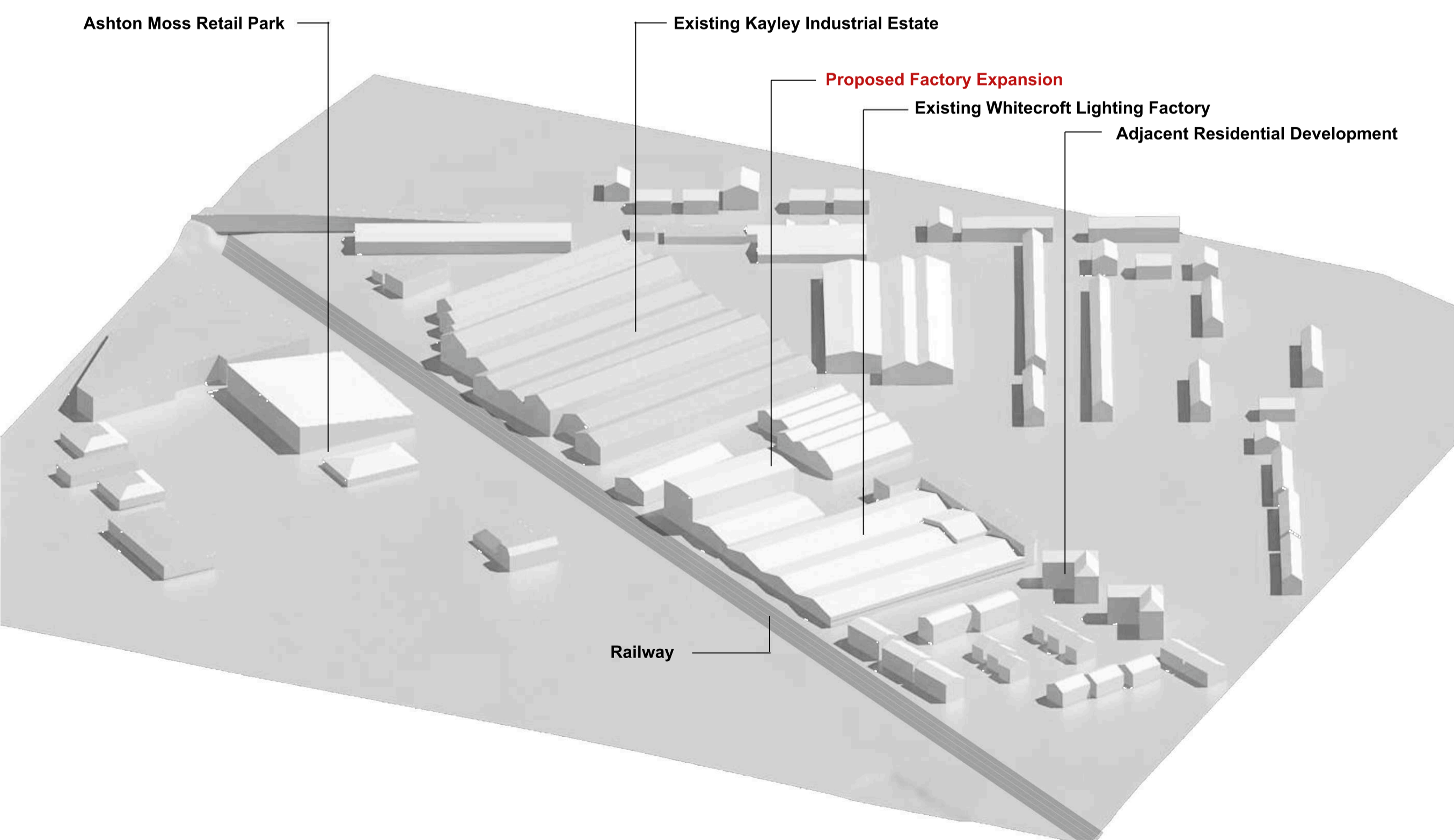
Context elevation along railway

Existing Kayley Industrial Estate

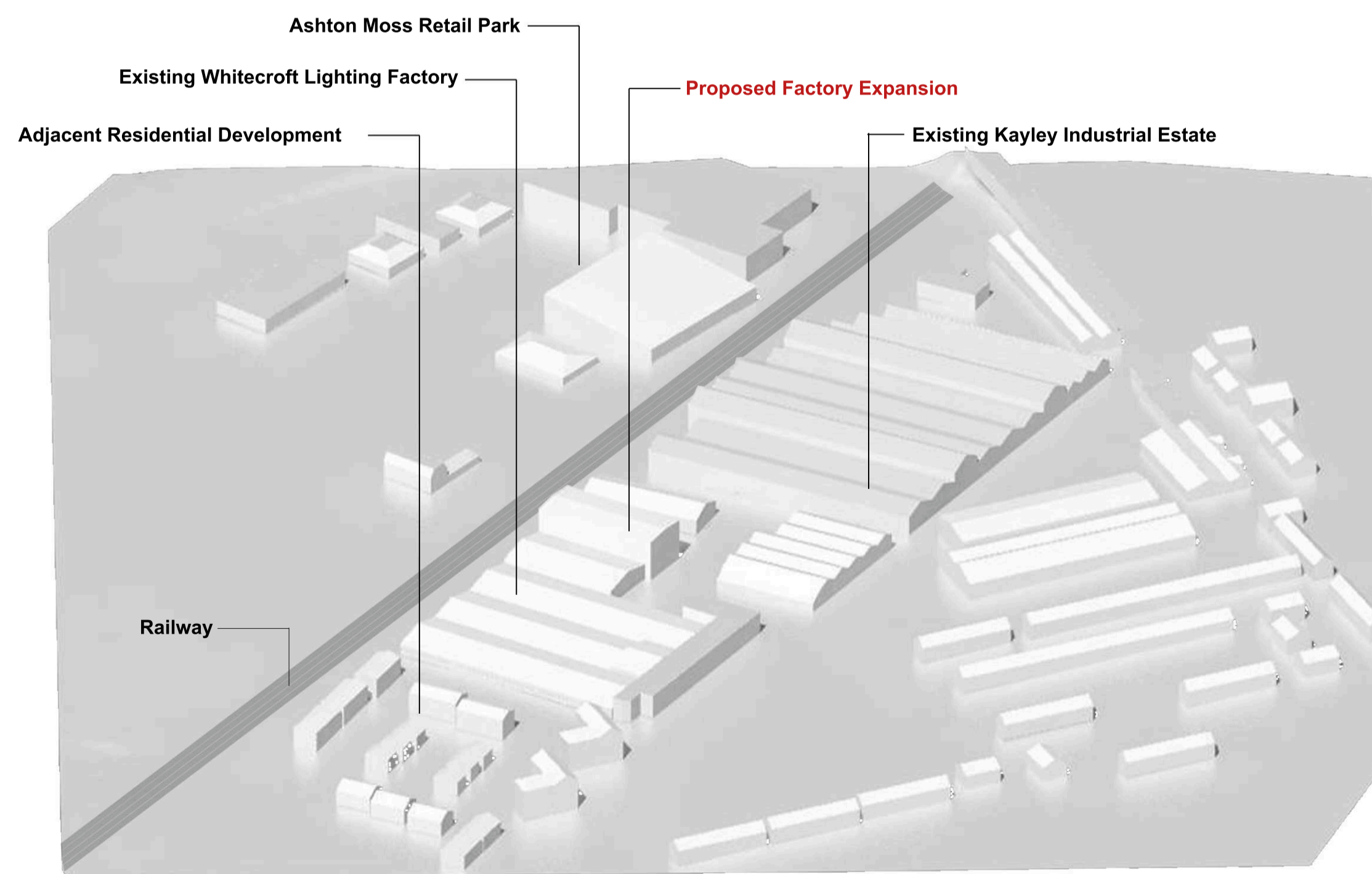
Proposed Factory Expansion

Existing Whitecroft Lighting Factory

Adjacent Residential Development



3D massing view from south-west



3D massing view from south-east

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Notes

Rev	Date	Revision Note	By	Chk

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Project: Factory Expansion Project
 Title: Context Massing
 Drawn: SM
 Status: PLANNING
 Checked: JP
 Date: JAN 2017
 Number: -
 Scale: 1:500@A1
 Revision: WSA.0339.P1.13



PAGERPOWER

TV Interference Mitigation Scheme

Prepared for Walker Simpson

Whitecroft Lighting – Factory Expansion Project

January, 2017



ABOUT PAGER POWER

Pager Power is a dedicated consultancy company based in Suffolk, UK. The company has undertaken projects in 43 countries within Europe, Africa, America, Asia and Australia.

The company comprises a team of experts to provide technical expertise and guidance on a range of planning issues for large and small developments.

Pager Power was established in 1997. Initially the company focus was on modelling the impact of wind turbines on radar systems. Over the years, the company has expanded into numerous fields including:

- Renewable energy projects.
- Building developments.
- Aviation and telecommunication systems.

Pager Power prides itself on providing comprehensive, understandable and accurate assessments of complex issues in line with national and international standards. This is underpinned by its custom software, longstanding relationships with stakeholders and active role in conferences and research efforts around the world.

Pager Power's assessments withstand legal scrutiny and the company can provide support for a project at any stage.

INTRODUCTION

Purpose of this Document

This document sets out the approach for investigation and alleviation of potential disruption to TV services as a result of the Whitecroft Lighting Factory Expansion Project. This document also sets out the process to be followed regarding baseline and post-construction reception surveys. This document will be supported by completion of a TV baseline reception survey in potentially affected areas.

Introduction

Building developments can cause disruption to TV signals. In cases where interference attributed to a building is experienced, the developer has the responsibility to mitigate the impact.

This document sets out the recommended procedure for:

- 1) Quantifying the interference effect.
- 2) Determining whether the interference is due to the development.
- 3) Provision of mitigation.

Any reported interference will be thoroughly investigated by means of signal measurement, comparison with the baseline survey measurements and desk-based modelling where appropriate. The modelling approach to be implemented is described within this document.

The cause of any reported interference will be investigated further by quantifying the television signal strength and quality during a television reception survey.

A schedule of mitigation options which could be employed in the event of interference being experienced is provided within this document.

METHOD

TV Signals

Terrestrial television signals propagate from transmitters to receiving aerials which in turn are connected to television receiving equipment. Terrestrial TV coverage in the vicinity of the proposed extension is likely to be provided by the Winter Hill main transmitter. This transmitter broadcasts digital services.

Standard receiving aerials are directional meaning that signals from the direction of the transmitter are amplified and signals from other angles are attenuated.

There are two ways that buildings can cause interference to television reception, these are described below.

Obstruction of the signal

This is caused by the building physically blocking the transmitted TV signal, reducing the strength of the carrier signal in the shadow of the building. In the case of Winter Hill transmissions, this would affect residences to the southeast of the development.

- The highest losses (greatest interference) will be located immediately behind the building.
- Losses near the edge of the shadow zone will be less significant due to diffraction effects (bending of the signal).

Ofcom has produced a document¹ offering guidance on this issue. It is stated within this document that:

“In general, there will be three ‘zones’ behind the structure:

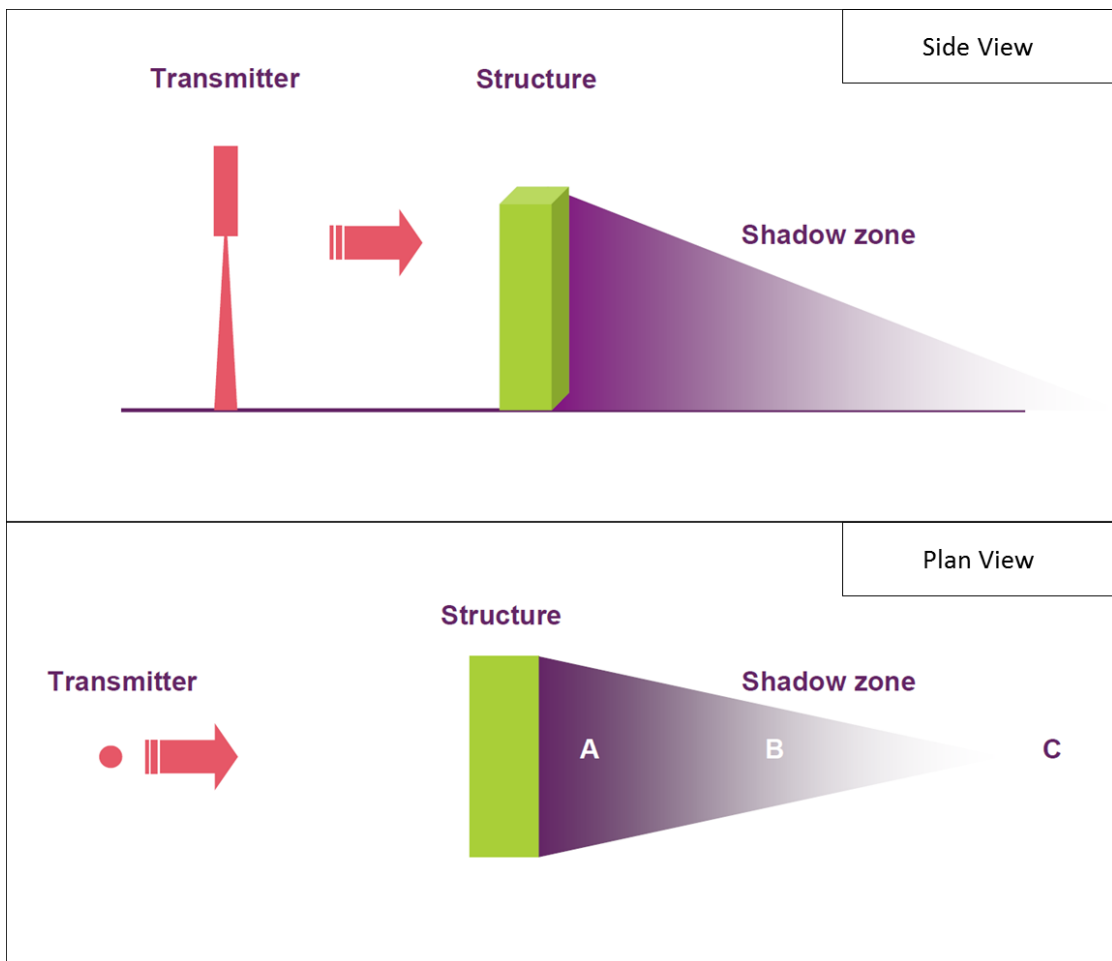
Zone A - close behind the structure (typically a few tens of metres) there may be a large reduction in signal level with a possible complete loss of reception

Zone B - further away (typically a few hundred metres) the signal reduction is less severe and the shadow will be smaller as diffraction effects partially fill in the shadow. Depending on the size of the structure, some locations could still lose reception completely

Zone C - some distance away (1-5km) the shadow will effectively have disappeared.”

The zones mentioned are illustrated in the figure on the following page, taken from Section 3.2 of the Ofcom guidance regarding the impact of buildings on broadcast signals.

¹ Ofcom (2009): Tall Structures and their impact on broadcast and other wireless services

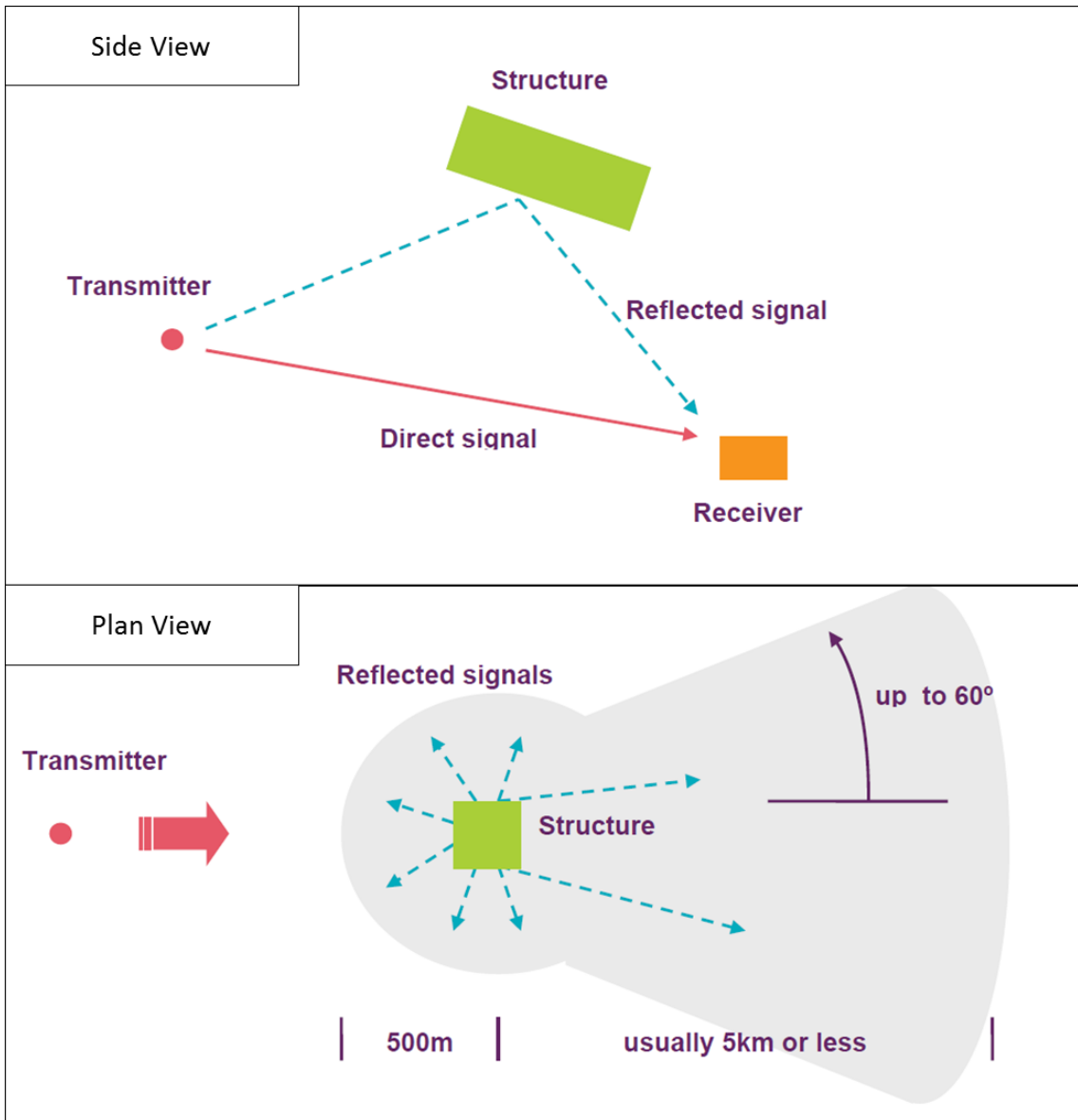


Diffraction Loss Zones (Source: Ofcom guidance)

Reflection of the signal

For large developments with straight edges, the transmitted signal can be reflected by the building itself. This causes an effect known as 'multipath interference' whereby the signal is received twice by an aerial at different times. The direct signal arrives first because it has a shorter distance to travel.

The figure on the following page (taken from Section 3.3 of the Ofcom guidance referenced above) illustrates this effect.



Reflection Zones (Source: Ofcom guidance)

In practice, it is considered highly unlikely that reflections will have an effect for receivers in front of the building or on either side when viewed from the location of the transmitter. For digital transmissions in particular, it is unlikely that issues will occur if the angle between the direct signal and the reflected signal is more than 30 degrees².

The reflection zone has been constructed in accordance with the Ofcom approach, however the angle considered is 30 degrees rather than 60 degrees. This is in order to represent a more realistic scenario for digital transmissions.

² This is the angle that Arqiva considers when safeguarding its Television Re-Broadcast Links with regard to reflections from wind turbines – whilst wind turbines cause issues that are different to buildings this particular issue is similar for the two.

No location can be affected by both diffraction (shadowing) and direct reflections for this development.

Reflection issues are most likely to cause a noticeable impact if:

- The direct signal from transmitter to receiver is weak (e.g. obstructed by terrain or buildings).
- The reflected signal from the building is strong (e.g. clear radio line of sight from the transmitter to the building and the building to the receiver).

The worst case scenario is for both of the above conditions to be satisfied. The best case scenario is for neither of the above conditions to be satisfied.

Schedule of Mitigation Options – TV

Below is a list of standard actions to mitigate TV reception issues caused by building developments:

1. Replacement of receiving aerial with a more directional, or higher gain, aerial.
2. Repositioning the receiving aerial so that its received signal is stronger.
3. Directing the receiving aerial to an alternative transmitter that covers the area and retuning the television accordingly.
4. Upgrading antenna cabling and connections.
5. Installation of signal amplifiers.
6. Development of a bespoke local solution using a receiving aerial some distance from the dwelling.
7. A combination of the above.
8. Replacing terrestrial reception equipment with satellite or cable reception equipment.

Actions 1-5 are unlikely to occur as individual solutions and are likely to be deployed in combination.

Actions	Basis
Combination of #1-5 aerial system upgrade	Per residence
#6 bespoke reception system	Per residence / per area
#7 combination of 1-6	Per residence / per area
#8 satellite installation	Per residence

The requirement for the implementation of such measures will be addressed on a case-by-case basis.

RECEPTION SURVEY

Overview

Reception surveys support desk-based modelling in order to determine the cause of interference. By characterising the signal and quantifying any changes in received power, the effect of a building development on reception quality can be evaluated.

Purpose

The purpose of a reception survey is to:

- Confirm which TV transmitters are serving the relevant areas.
- Quantify the current TV reception quality.
- Characterise the signal behaviour.

Survey Process

Measurements will be taken using a wideband UHF TV aerial, extended to 10 metres above ground level in order to simulate a typical household aerial. Measurements will be taken using an advanced signal analyser that records the required data.

PROTOCOL FOR DEALING WITH ANY COMPLAINTS FOLLOWING COMPLETION OF THE FACTORY EXTENSION

Overview

Notification of complaints regarding TV interference will be limited to a fixed period of 12 months from the commissioning of the development. Complaints will be made to the LPA or to the building developer. If it is found that the interference is attributable to the development, mitigation will be put in place. Investigation of any issues will be undertaken within six weeks of the developer being notified of a complaint in writing. Any required mitigation will be installed within eight weeks of completion of the investigation.

Protocol

The recommended process for addressing complaints is as follows.

- Step 1** Consider the location of the reported interference with reference to the transmitters and the factory extension and the desk-based analysis and the baseline reception survey.
- Step 2** Carry out measurements at relevant locations (where complaints have been received). Characterise interference to determine the cause. Investigate receiving equipment where appropriate.
- Step 3** Determine whether the interference is attributable to the Whitecroft Lighting Factory Expansion Project based on steps 1 and 2.
- Step 4** Apply mitigation if required, based on step 3. The requirement for the implementation of such measures will be addressed on a case-by-case basis.

References

The following published works have been considered in the process of devising Pager Power's modelling approach:

1. Ofcom (2009), *Tall Structures and their impact on broadcast and other wireless services*
2. Bacon, DF, 2002, *A proposed method for establishing an exclusion zone around a terrestrial fixed radio link outside of which a wind turbine will cause negligible degradation of the radio link performance*, Radio Communications Agency
3. BBC, The impact of large buildings and structures (including wind farms) on terrestrial televisions reception

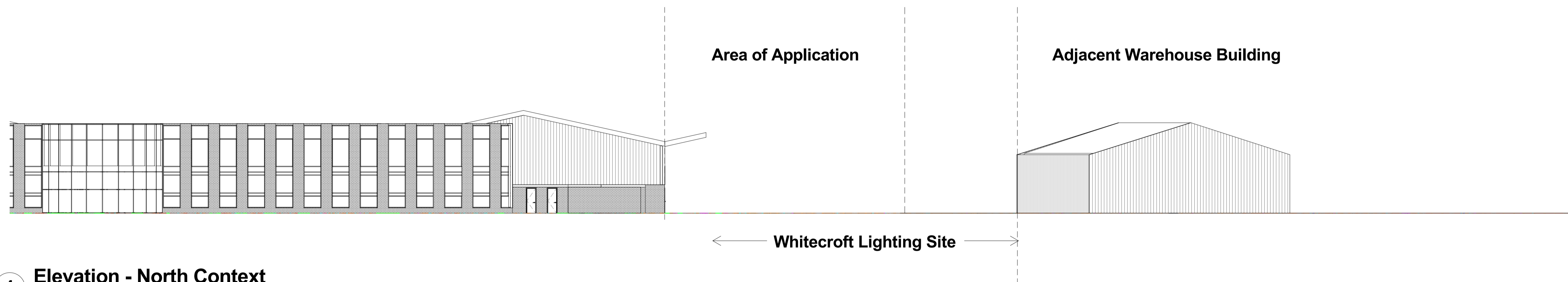


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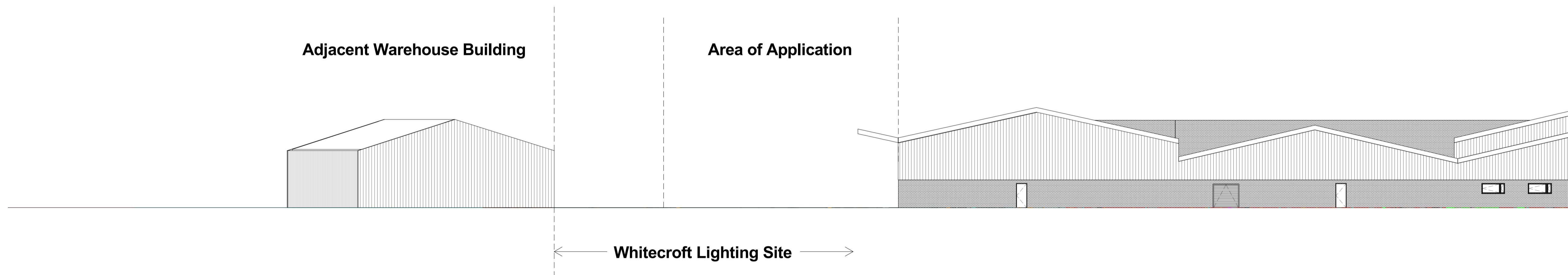
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1 Elevation - North Context
1 : 200



2 Elevation - South Context
1 : 200

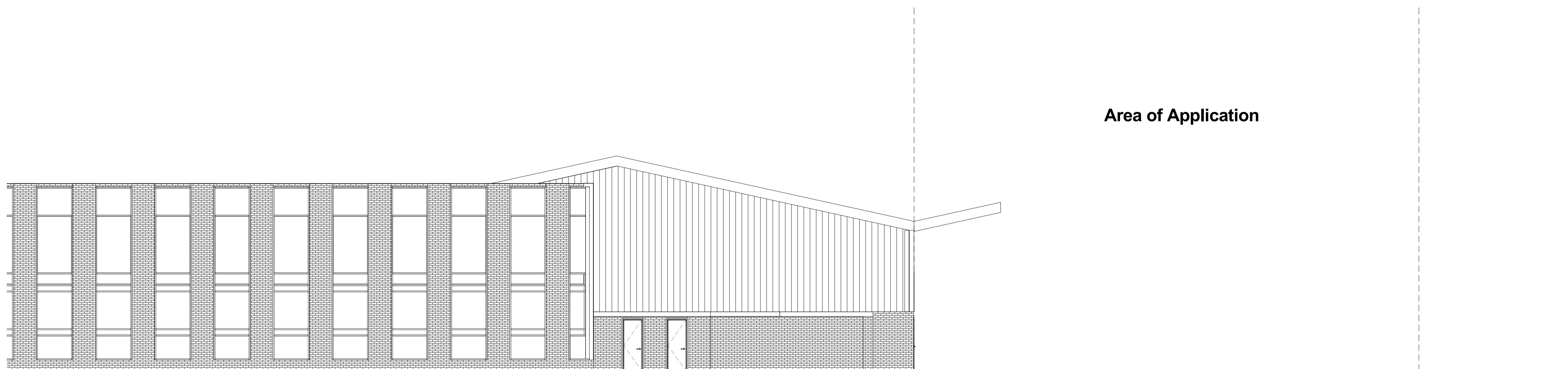
Rev	Date	Revision Note	By	Chk
B	16/11/16	Notes added for clarification	GC	JPH
A	05/10/16	Note added to clarify ownership boundary	GH	JPH

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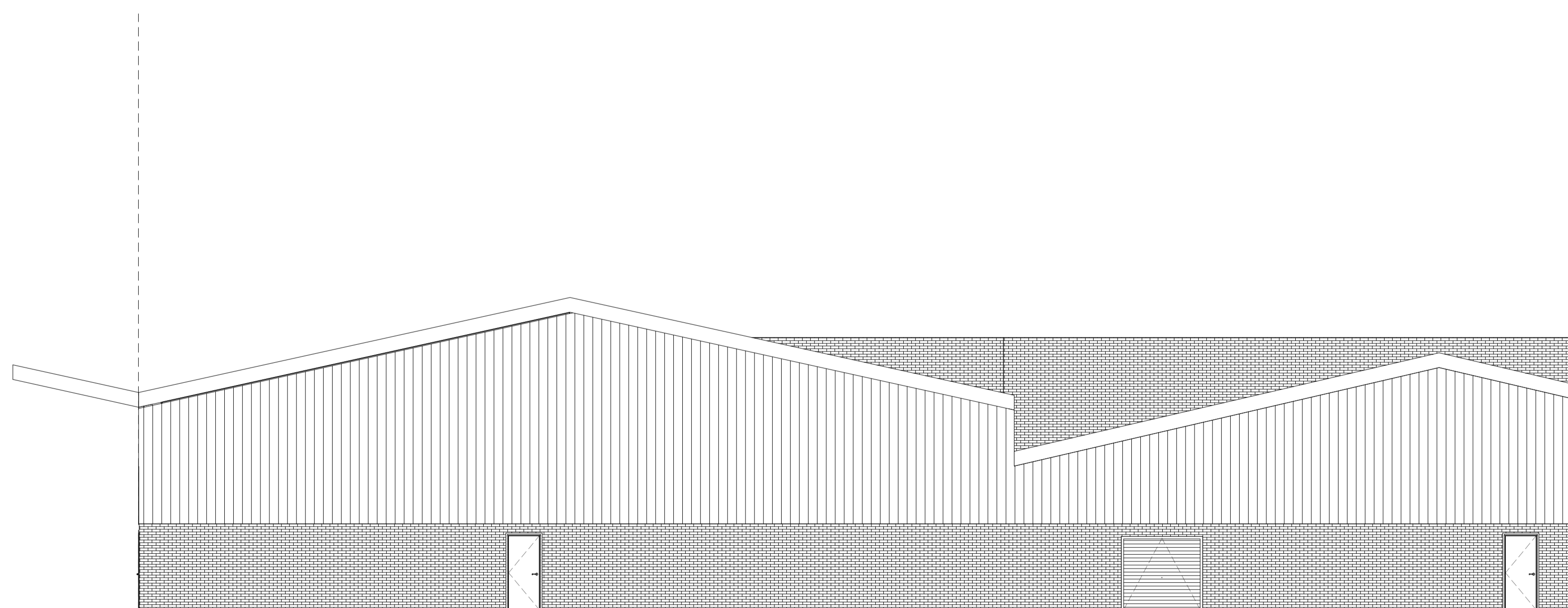
Project: Factory Expansion Project
 Title: Existing Context Elevations
 Drawn: GH
 Checked: BM
 Date: 29.09.16
 Scale: 1 : 200 @ A1
 Status: Planning
 Number: WSA.0339.P1.04
 Revison: B

Area of Application



1 Elevation_E
1 : 100

Area of Application



2 Elevation_W
1 : 100



A 06/10/16 Amendments to existing site plan incorporated. Notes added GH JPH

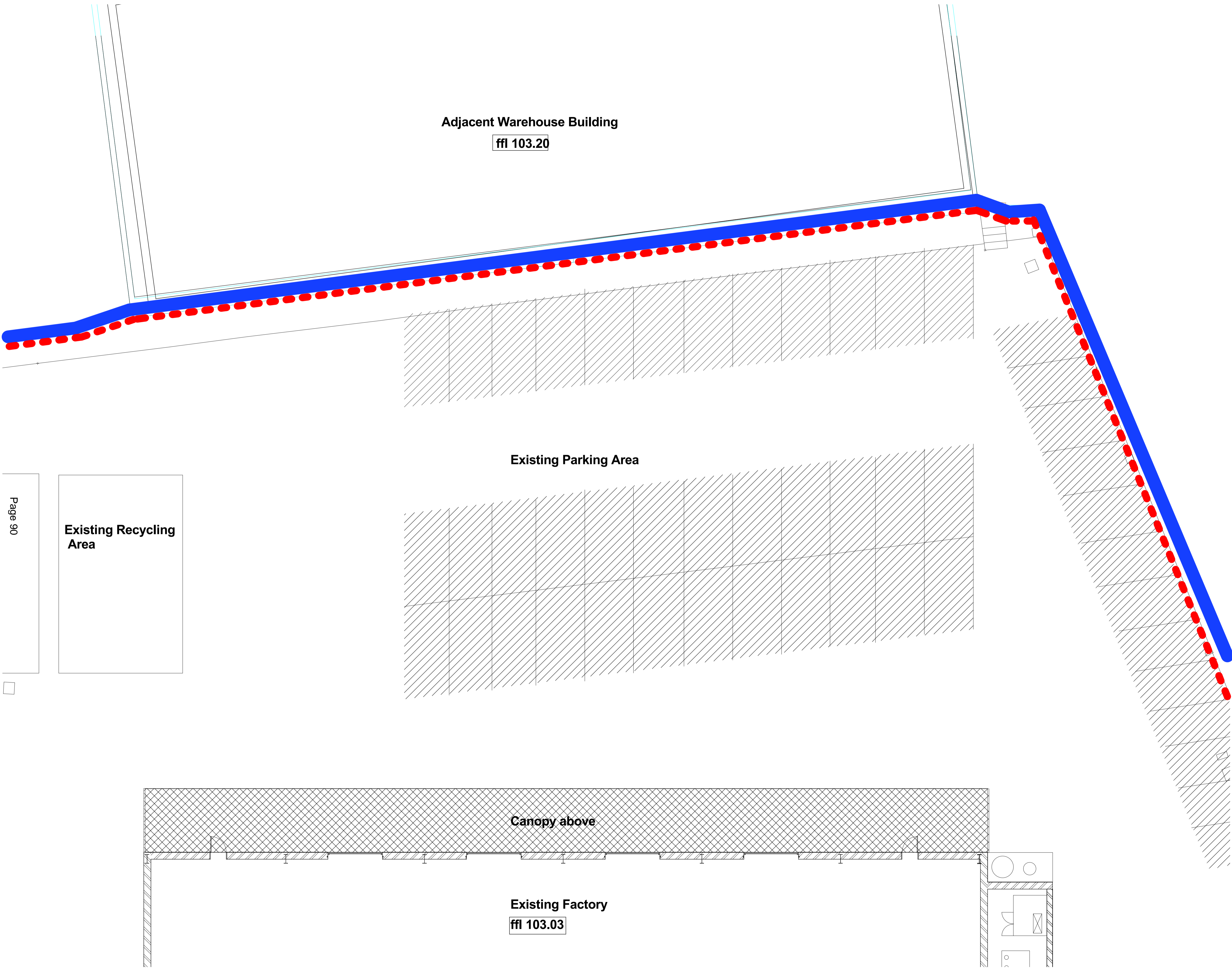
Rev	Date	Revision Note	By	Chk

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Project: Factory Expansion Project
 Title: Existing Elevations- East & West
 Drawn: GH
 Checked: BM
 Date: 29/09/16
 Status: Planning
 Scale: 1 : 100 @ A1
 Revison: A
 Number: WSA.0339.P1.09

- Notes
-  Denotes area of ownership
 -  Denotes application boundary



Existing Recycling Area

Adjacent Warehouse Building

ffl 103.20

Existing Parking Area

Canopy above

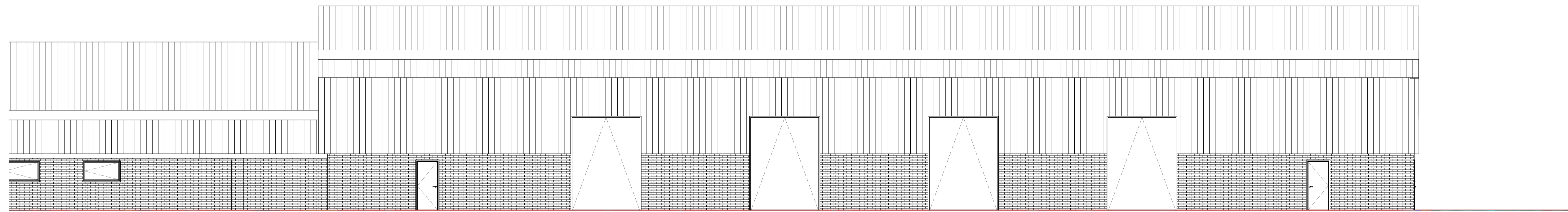
Existing Factory

ffl 103.03

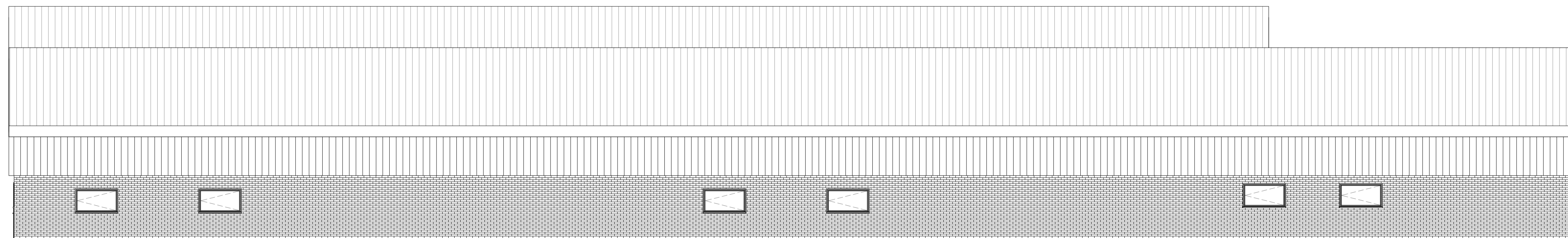
Rev	Date	Revision Note	By	Chk
B	16/11/2016	Notes added for clarification	GC	JPH
A	06/10/2016	Building footprint amended	AC	JPH

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Project: Factory Expansion Project
 Title: Existing Ground Floor Plan
 Drawn: AC
 Checked: JPH
 Date: 23/09/16
 Scale: 1:100@A1
 Status: Planning
 Number: WSA.0339.P1.06
 Revison: B



1 Elevation_N
1 : 100



3 Elevation_S
1 : 100

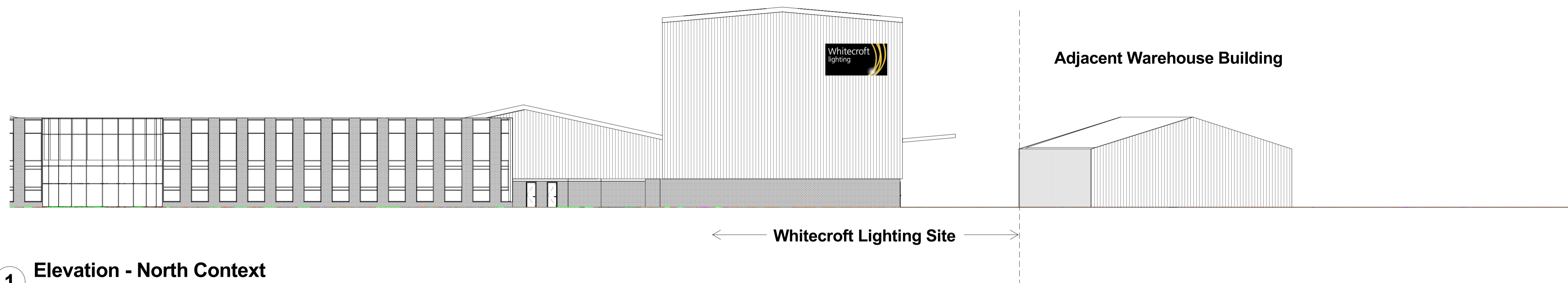
A 05/10/16 Amendments to existing site plan incorporated; updated roller shutters and doors on North Elevation GH JPH

Rev	Date	Revision Note	By	Chk

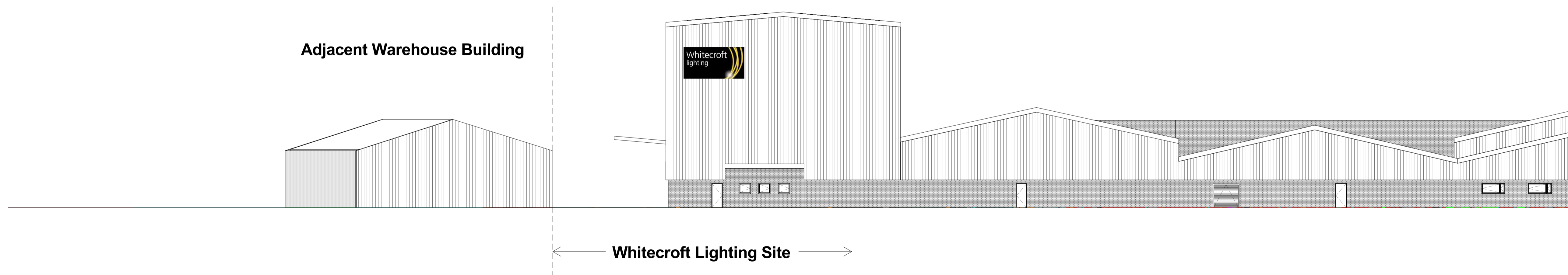
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Project: Factory Expansion Project
 Title: Existing Elevations- North & South
 Drawn: GH BM Date: 29/09/16 Scale: 1 : 100 @ A1
 Status: Planning Number: WSA.0339.P1.10 Revisor: A



1 Elevation - North Context
 1 : 200



2 Elevation - South Context
 1 : 200

C	16/11/16	Notes amended for clarification	GC	JPH
B	05/10/16	Notes added to clarify ownership boundary	GH	JPH
A	23/09/16	Building footprint amended	AC	JPH
Rev	Date	Revision Note	By	Chk

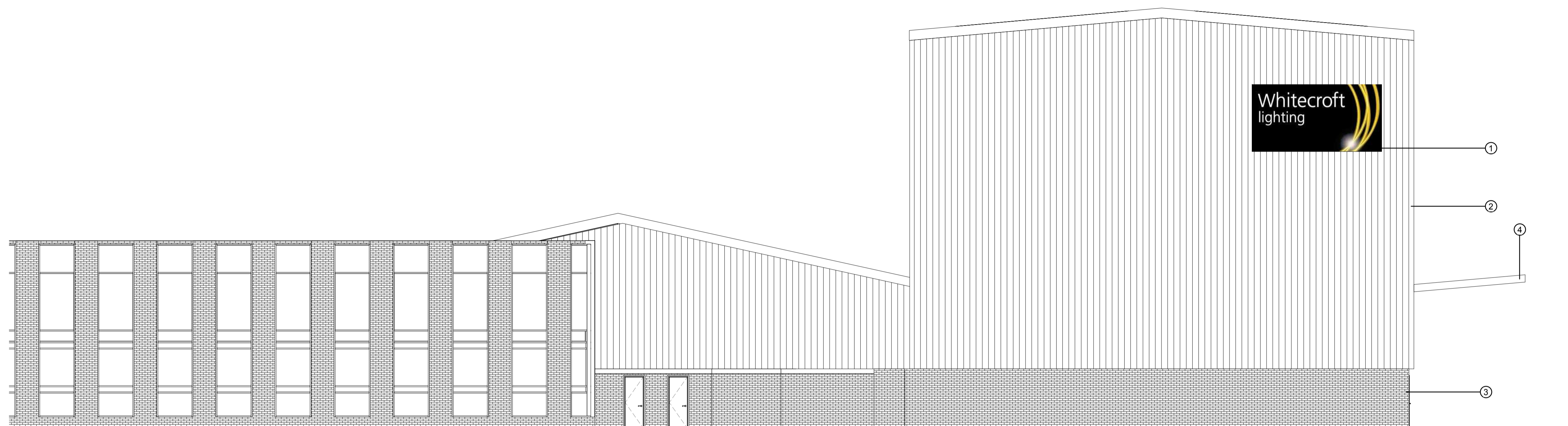
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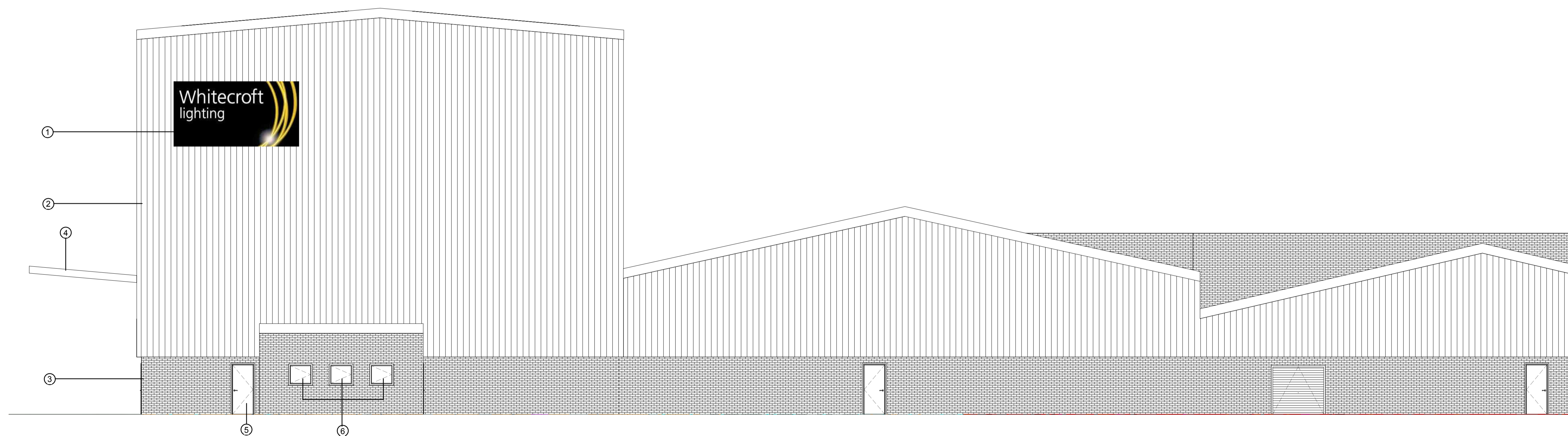
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 Title: Proposed Context Elevations
 Drawn: SM
 Checked: JPH
 Date: 14.09.16
 Status: Planning
 Scale: 1 : 200 @ A1
 Revison: C
 Number: WSA.0339.P1.05

Notes

- ① Illuminated Signage
- ② Metal Insulated Cladding
- ③ Facing Brickwork
- ④ Canopy Element
- ⑤ PPC Aluminium Door
- ⑥ PPC Aluminium Window
- ⑦ Roller Shutter Door



1 Elevation_E
1 : 100



2 Elevation_W
1 : 100

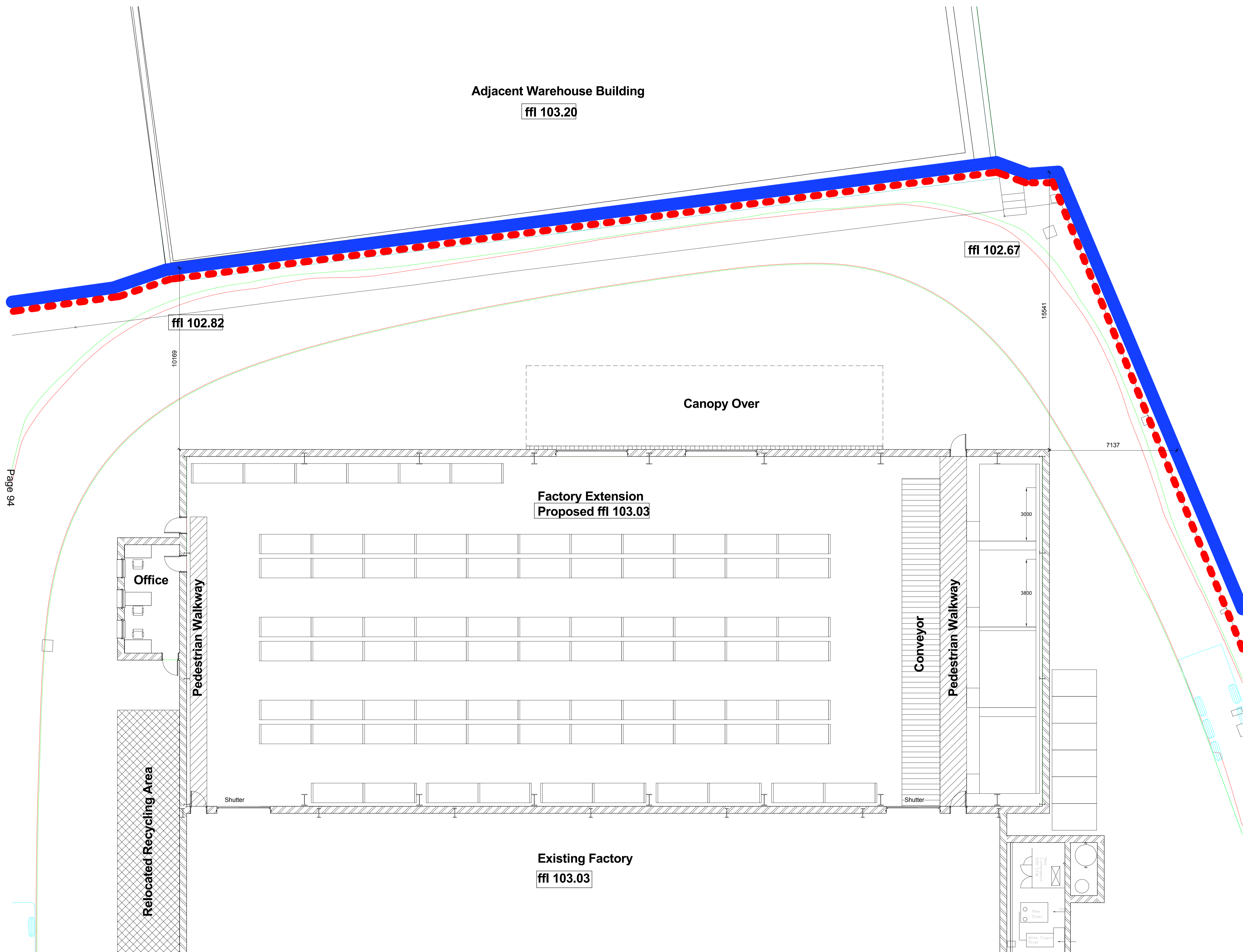
Rev	Date	Revision Note	By	Chk
B	05/10/16	Amendments to building footprint incorporated	GH	JPH
A	23/09/16	Building footprint amended	AC	JPH

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Project: Factory Expansion Project
 Title: Proposed Elevations- East & West
 Drawn: AC Checked: JPH Date: 09/14/16 Scale: 1 : 100 @ A1
 Status: Planning Number: WSA.0339.P1.11 Revisor: B

- Notes
- Denotes area of ownership
 - Denotes application boundary



Page 94

B	06/10/16	Roof canopy position and roller shutter position amended; dimensions updated; Sections added; area of ownership and application boundary lines added; annotations added	GH	JPH
A	23/09/16	Building footprint amended	AC	JPH

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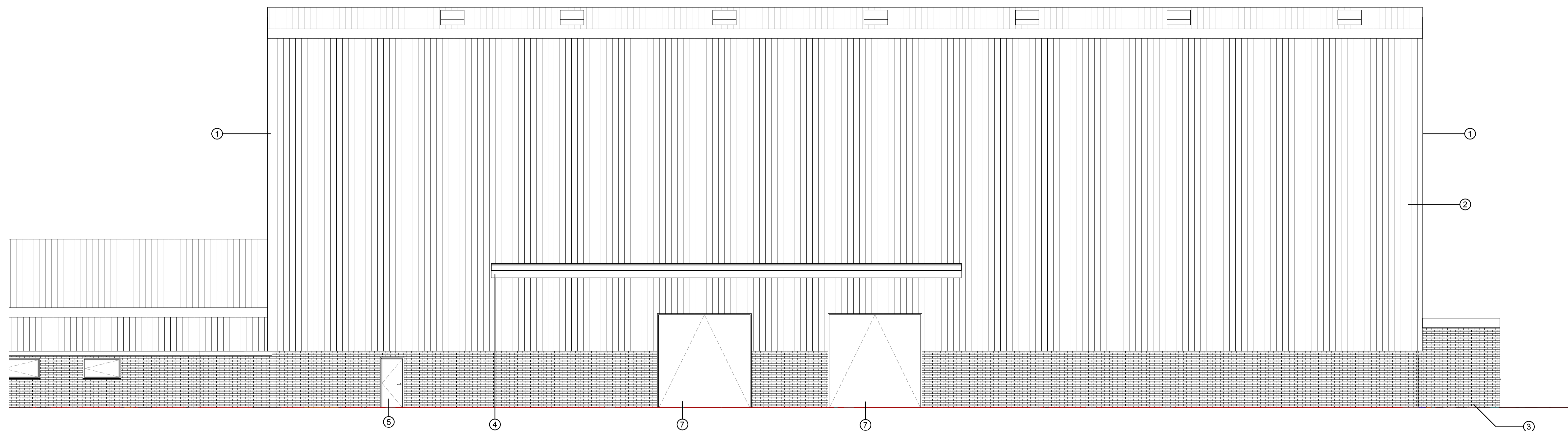
Project: Factory Expansion Project
 Title: Proposed Ground Floor Plan

Drawn:	Checked:	Date:	Scale:
AC	JHP	09/23/16	1 : 100 @ A1
Status:	Number:	Revision:	
Planning	WSA.0339.P1.07	B	

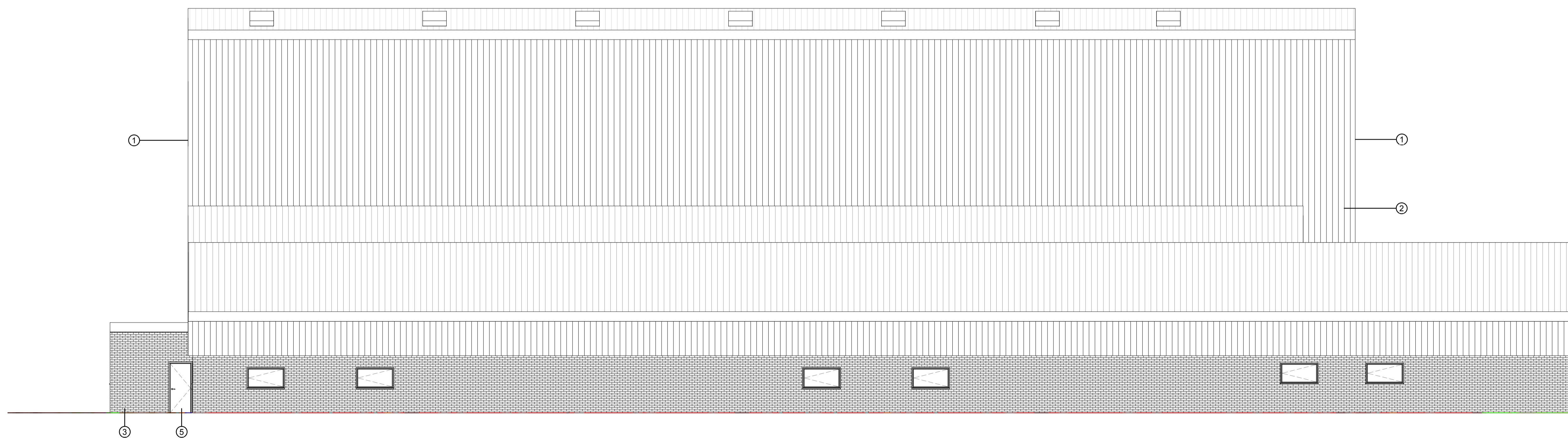
1 0 - Ground Floor_Proposed
 1 : 100

Notes

- ① Illuminated Signage
- ② Metal Insulated Cladding
- ③ Facing Brickwork
- ④ Canopy Element
- ⑤ PPC Aluminium Door
- ⑥ PPC Aluminium Window
- ⑦ Roller Shutter Door



1 Elevation_N
1 : 100



3 Elevation_S
1 : 100

B	05/10/16	Roof canopy position and roller shutter position amended	GH BM
A	23/09/16	Building footprint amended	AC JPH
Rev	Date	Revision Note	By Chk

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Project: Factory Expansion Project
 Title: Proposed Elevations- North & South
 Drawn: AC Checked: JPH Date: 09/14/16 Scale: 1 : 100 @ A1
 Status: Planning Number: WSA.0339.P1.12 Revisor: B

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Application Number 16/00946/OUT

Proposal Outline application for the residential development of 0.83 hectares of land - All matters reserved including Access, Appearance, Landscaping, Layout and Scale reserved for subsequent consideration.

Site Location Land to the east side of Dawlish Close (Site 24), Mottram, Tameside – Site 24.

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.
- 1.5 Overall, 25 sites were identified as residential development sites within the Hattersley estate, which are 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.

- 1.6 This planning application relates to one of those sites, and is referred to as site number 24.

2.0 **SITE & SURROUNDINGS**

- 2.1 The site that is the subject of this planning application is previously developed land that covers an area of 0.83 hectares, and is located within the northern portion of the Hattersley estate. This site is identified as falling within an employment site, as identified on the Unitary Development Plan Proposals Map.

In terms of its setting within the locality, Dawlish Close provides the sites western boundary, residential accommodation along Colbourne Grove forms the southern boundary, whilst the Premier Inn (Hyde), McDonalds and Mottram Wood Wacky Warehouse are located to the north and east of the development site.

- 2.2 In terms of accessibility, both vehicular and pedestrian access can be gained to the boundaries of the site from both Dawlish Close and Stockport Road.

3. **APPLICATION DESCRIPTION**

- 3.1 This application seeks an outline planning permission for the residential development of 0.83 hectares of previously developed land, with all matters reserved including Access, Appearance, Landscaping, Layout and Scale reserved for subsequent consideration. There are no details relating to the number of dwellings at this stage, and will be fully considered at reserved matters stage.

4. **RELEVANT PLANNING HISTORY**

- 4.1 Application Number: 06/00154/OUT for Residential Development – Outline – All matters reserved - Access, Appearance, Landscaping, Layout and Scale - APPROVED.
- 4.2 Application Number: 09/00762/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) – Established Employment Area

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 Polices

E3 Established Employment Area
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 2 Achieving Sustainable Development
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 neighbouring properties on 4th November 2016, with a notice being displayed at the

site on the 8th November 2016 and advertised in a local newspaper on 8th November 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, subject to suitable planning conditions.
- 7.3 Head of Environmental Services – (Operations and Greenspace) - no objections to the proposal.
- 7.5 United Utilities has no objection to the proposal and has requested conditions to be added to any approval.
- 7.6 National Grid – No objections received
- 7.7 Environment Agency – No objections received.
- 7.8 Greater Manchester Ecology Unit raise no objections to the proposal, subject to a suitable planning condition.
- 7.9 Planning policy – No objections received

8.0 THIRD PARTY RESPONSES RECEIVED

- 8.1 Third party objections have been received from 3 local residents, who have representations relating to:-
- Parking/traffic flow, road safety and disruption during the construction process;
 - Overlooking and separation distance and;
 - Drainage.

9.0 ANALYSIS

- 9.1 The principle of the development has already been considered and approved, through outline applications 06/00154/OUT and 09/00762/OUT/OUT. Given the outline (all matters reserved) nature of this application, the key issues attached to this application are:-
- 1) Principle of the development
 - 2) Good Design
 - 3) Highway matters
 - 4) Overlooking & Separation
 - 5) Drainage
 - 6) Designing out Crime

- 6) Ecology & Trees
- 7) Environmental Health Issues

9.2 **The Principle of Development (Sustainable Development)**

Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material planning considerations indicate otherwise. In addition, consideration will also be given to the appropriate weight that can be attached to the development plan (The Tameside UDP) following the publication of the National Planning Policy Framework.

In this context, paragraphs 208 - 219 of the NPPF sets out how its policies should be implemented and the weight which should be attributed to relevant 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. Furthermore, paragraph 49 of the NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development.

It is considered that this proposal would provide a contribution towards the provision of new housing in the Borough, and is considered to represent a sustainable form of development, given its accessible location and as part of the wider regeneration master plan for Hattersley.

Further to the above, outline planning permission has previously been granted for the residential development of this site, and it is considered that the principles attached to the residential development of this site are robust in this particular case.

- 9.2.1 Whilst the Unitary Development Plan Proposals Map allocates the site for employment purposes, the adopted SPG for the Hattersley and Mottram area identifies the site for residential development. Policy E3 does permit the development of employment sites for residential development where it is considered that the Borough's housing requirements and the regeneration benefits of the development outweigh the potential of the site in its present form for further employment use. In this case, the site is within the Council's wider masterplan for the Hattersley area, with the post UDP Hattersley and Mottram identifying the land as part of the planned housing land supply for the council.

In addition, the council has previously granted outline planning permission for residential development on two separate occasions, and it is considered that the principles attached to the residential development of this site are robust in this particular case.

9.3 **Good Design**

This is an outline planning application with all matters reserved as do detailed design reserved for future consideration. However, planning permission 09/00762/OUT identified the importance of good design principles, to apply best practice and also the highest quality standards, so as to ensure that the development addresses Policy H10 of the UDP.

The Design & Access Statement that was submitted with this application updates the importance of good design, identifying that paragraphs 56 and 57 of the NPPF advises that this is a key aspect of sustainable development. Further to this, good design it is indivisible from good planning, and should contribute positively to making places better for people. This updated information addresses the concerns expressed by one local resident regarding the relevance of the submitted information, and will be promoted through any subsequent reserved matters application.

Further to the above, it is essential that the Local Planning Authority secure a high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Therefore, it is recommended that a condition be attached to ensure that any reserved matters applications are in accordance with the design principles set out in the Design & Access Statement.

9.4 Highway Matters

The highways engineer was consulted as part of the planning application process, and no objections to the principle of residential proposed development on the site.

However, representations received from local residents have highlighted common concerns attached to the residential development of this and other sites. In particular, they have identified that the development will create locally based problems relating to the disruption and free flow of traffic due to construction vehicles, along with hazards caused by mud on the road.

As with many other development sites, the concerns expressed by residents relate to are normally only for a relatively short period of time. Once the development of sites has been completed, to a stage were the main internal road is laid out, traffic management and flow arrangements, along with nearby highway conditions return to normal. However, it is important that the Local Planning Authority retain control over day to day site operations and the movement of construction traffic, so as to ensure that long term residential amenity is not compromised.

So as to deal with these concerns properly, planning conditions have been attached to this recommendation, so as to mitigate against the potential for highway and pedestrian disruption during the development of this site. This includes the provision of site wheel wash facilities, which are designed to prevent adverse road conditions surrounding the development site.

9.5 Overlooking and Separation

Overlooking and separation distances have been raised as a concern, particularly because the development site rises upwards in an easterly direction from Dawlish Close.

As an outline planning application, the council is not yet at the stage of considering a detailed layout and design which is matter reserved for future consideration.

Whilst there are topographical changes on the site, these are not severe and it is considered that land levels and the setting out of any proposed dwellings at reserved matters stage can be properly and positively addressed as part of any reserved matters application. As such, a planning condition has been added to this recommendation that requires the submission of land level details for the consideration of the Local Planning Authority with the reserved matters application.

9.6 **Drainage**

United Utilities have raised no objections to the principle of residential development on the site but have requested that conditions are imposed on any permission to secure a detailed scheme for foul and surface water drainage.

9.7 **Designing out crime**

Greater Manchester Police have raised no objections in principle to the development, although they have recommended that a full Crime Impact Statement (CIS) report should be submitted when the layout is to be considered, so as to show how crime has been considered for the proposal and the surrounding area.

9.8 **Ecology & Trees**

Ecological matters attached to the proposals for the site have been considered and, no objections were received from the Greater Manchester Ecology Unit. It will however be necessary to impose conditions requiring a Landscape Plan to be prepared for the development at reserved matters stage and to ensure that no tree felling or vegetation clearance required to facilitate the scheme take place during the optimum period for bird nesting (March to July inclusive).

Further to the above, a tree survey and constraints report has been provided by the developer, which identifies tree that are no trees that provide local amenity value on the development site.

9.9 **Environmental Health**

This site is identified as falling within an employment site, as identified on the Unitary Development Plan Proposals Map, with the north and north east section of that land use allocation already being developed to provide the Premier Inn (Hyde), McDonalds, Mottram Wood Wacky Warehouse, Envirolab, Trevor Webb Auto Engineers and a large electricity sub-station.

The relationships of these commercial uses to this residential development site are material considerations, in terms of potential ground based contamination, air quality management and noise, which have the potential to affect residential amenity of future occupants. As such, a condition that requires the provision a preliminary risk assessment to determine the potential for the site to be contaminated.

In addition, whilst the submitted design and access statement, which identifies the general design principles for the development site. However, it will also be necessary for the reserved matters application to clearly identify and provide details to protect future residential amenities on the site.

10.0 Conclusion

- 10.1 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 historically.
- 10.2 Overall, it is considered the principle of residential on the site would accord with the policies of the local plan, the principles established by the Hattersley SPD and would constitute sustainable development in accordance with the guidance contained within the NPPF (subject to the approval of the reserved matters). In addition, it is not considered that there is any significant harm resulting from the proposals in terms of traffic impact, impact on neighbours or character of the area. Furthermore, the proposals will contribute to the strategic vision for regenerating Hattersley and will provide a contribution towards the boroughs 5 year housing supply.

RECOMMENDATION

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

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. The development hereby permitted shall be carried out in accordance with the following approved plans: the location plan, in so far as it relates to the development site.
3. Before any development is commenced approval shall first be obtained from the local planning authority with respect to the reserved matters, namely the access, layout, scale, appearance, landscaping of the development, and also include details of the existing and proposed ground levels for the whole site, along with the proposed finished floor levels of the dwellings
4. The reserved matters application submitted pursuant to this consent shall follow the principles included in the Amended Design Statement submitted with this application unless otherwise agreed in writing by the Local Planning Authority.
5. The reserved matters application shall include a full Crime Impact Statement (CIS) report to show how crime has been considered for the proposed development site and the surrounding area and explain how the design has responded to these issues.
- 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. 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.
8. 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 be discharged to the public sewerage system either directly or indirectly unless specifically otherwise agreed in writing. Foul and surface water shall be drained on separate systems unless otherwise agreed in writing and in the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 24 l/s. The development shall be completed in accordance with the approved details
9. Foul and surface water shall be drained on separate systems.
10. 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.

11. 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.
12. Each phase of the development hereby approved shall not be brought into use unless and until details of facilities for the storage of refuse and waste materials associated with the use of the scheme have been submitted to and approved by the Local Planning Authority and implemented in accordance with the approved scheme.
13. The gradient of driveways shall not be steeper than 1 in 15.
14. Prior to any occupation of any part details of all external lighting to be installed on any buildings or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.
15. No tree felling or vegetation clearance required to facilitate the scheme take place during the optimum period for bird nesting (March to July inclusive). All nesting birds their eggs and young are specially protected under the terms of the wildlife and Countryside Act 1981 (as amended).



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Scale 1/1250 Date 25/1/2017

Centre = 398372 E 395137 N

Application Number: 16/00946/OUT

Photo 1



Photo 2



Photo 3



Photo 4



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