

**SPEAKERS PANEL (PLANNING)**

**Day:** Wednesday  
**Date:** 24 April 2019  
**Time:** 10.00 am  
**Place:** Guardsman Tony Downes House, Manchester Road,  
 Droylsden, M43 6SF

Item No.	AGENDA	Page No
1.	<b>APOLOGIES FOR ABSENCE</b>	
2.	<b>DECLARATIONS OF INTEREST</b>  To receive any declarations of interest from Members of the Council.	
3.	<b>MINUTES</b>  The Minutes of the meeting of the Speakers Panel (Planning) held on 20 March 2019, having been circulated, to be signed by the Chair as a correct record.	1 - 6
4.	<b>OBJECTIONS TO THE PROPOSED THE TAMESIDE METROPOLITAN BOROUGH (MANCHESTER ROAD, DENTON) (RESTRICTION OF WAITING) ORDER 2018</b>  Report of the Assistant Director of Operations and Neighbourhoods, attached.	7 - 12
5.	<b>APPEAL DECISION NOTICES</b>	
a)	<b>APP/G4240/D/18/3215393 - 3 NORLIN COURT, TRINITY CLOSE, DUKINFIELD</b>	13 - 14
6.	<b>PLANNING APPLICATIONS</b>  To consider the schedule of applications.	
a)	<b>19/00088/FUL - (FORMER) NATWEST BANK, 179 STAMFORD STREET CENTRE, ASHTON-UNDER-LYNE</b>	15 - 24
b)	<b>19/00062/FUL - UNIT 14, GLOVER CENTRE, EGMONT STREET, MOSSLEY</b>	25 - 40
c)	<b>18/01091/REM - UNIT 14, GLOVER CENTRE, EGMONT STREET, MOSSLEY</b>	41 - 62
d)	<b>19/00108/FUL - 2-32 WORDSWORTH ROAD, DENTON</b>	63 - 78
e)	<b>19/00128/FUL - LAND BOUND BY FAIRFIELD ROAD, EDGE LANE AND ASHTON CANAL, DROYLSDEN</b>	79 - 104
7.	<b>URGENT ITEMS</b>	

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From: Democratic Services Unit – any further information may be obtained from the reporting officer or from Carolyn Eaton, Senior Democratic Services Officer, 0161 342 3050, to whom any apologies for absence should be notified.

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To consider any other items, which the Chair is of the opinion should be considered as a matter of urgency.

## **SPEAKERS PANEL (PLANNING)**

**20 March 2019**

**Present:** Councillor McNally (Chair)

**Councillors:** Choksi, Dickinson, Glover, Pearce, Ricci, Robinson Ward, Wild and Wills

**Apologies for absence:** Councillors Gosling and Quinn

### **49. MINUTES**

The Minutes of the proceedings of the meeting held on 13 February 2019, having been circulated, were taken as read and signed by the Chair as a correct record.

### **50. DECLARATIONS OF INTEREST**

There were no declarations of interest declared by Members.

### **51. FOOTPATH DIVERSION – HYDE 32**

#### **RESOLVED**

That the application be deferred to a future meeting of the Speakers Panel (Planning) to enable further legal advice be provided within the submitted report.

### **52. APPEAL DECISIONS**

<b>Application reference/Address of Property.</b>	<b>Description</b>	<b>Appeal Decision</b>
<b>APP/G4240/D/18/321465421 4 Balmoral Avenue, Hyde SK14 5HY</b>	<b>Construction of a two storey/single storey rear extension and a front porch extension</b>	<b>Appeal dismissed</b>
<b>APP/G4240/D/18/3218932 35 The Links, Hyde SK14 4GR</b>	<b>Side/rear first floor extension with hipped roof above, alterations to roof of bay window and other external alterations, including new roof lights to east and west facing elevations, Juliet balcony to west facing elevation and timber cladding to north and west facing elevations.</b>	<b>Appeal allowed</b>
<b>APP/G4240/H/18/3206420 Units 23 &amp; 24, Crown Point North Shopping Park, Worthington Way, Denton, Tameside M34 3JP</b>	<b>Sports Direct 3D Linear Sign (100mm deep), proposed built-up aluminium 3D letters with opal acrylic faces and white aluminium returns</b>	<b>Appeal allowed</b>

	(mounted to existing louvres); LED static illumination 800CD/M2; "Sports" and ".Com" – Blue RAL 5002 "Direct" – Red RAL 3020Y (Sign Size 13840x2150mm / Text Height 860mm and 585mm.	
<b>APP/G4240/W/18/3208560</b> Land behind 7A to 31 Kinder Street, Stalybridge, Cheshire SK15 1AN	Construction of one bungalow – resubmission of 17/00236/FUL.	Appeal dismissed
<b>APP/G4240/W/18/3215638</b> Land to rear of plots 1-19 Shakespeare Avenue, Stalybridge SK15 3HD	3 No. 2 bedroom and 4 No. 3 bedroom dwellings	Appeal dismissed

### 53. PLANNING APPLICATIONS

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

#### RESOLVED

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

<b>Name and Application No:</b>	<b>18/00950/FUL</b> <b>Mr Dinesh Chinta</b>
<b>Proposed Development:</b>	Change of use of the now disused public house to a house in multiple occupation comprising:  4, double-bedrooms and 2, single-bedrooms on the ground-floor, each of which would have en-suite bathroom facilities, together with a dining room, kitchen, lounge and w.c.; and,  3, double bedrooms, 2 of which would have en-suite bathroom facilities, and 3, single bedrooms, each of which would have en-suite bathroom facilities, on the first-floor, together with a bathroom, separate w.c, and kitchen/dining room. Former Hartshead High Secondary School, Greenhurst Road, Ashton-under-Lyne  Gardeners Arms, 279 Edge Lane, Droylsden
<b>Speaker(s)/Late Representations:</b>	Councillor Mills addressed the Panel objecting to the submitted application.
<b>Decision:</b>	That the application be deferred to a future meeting of the Speakers Panel (Planning) to enable further representation from Greater Manchester Police and the agent for the applicant.



<b>Name and Application No</b>	<b>18/00247/FUL</b> <b>Jigsaw Homes / Bardsley Construction</b>
<b>Proposed Development:</b>	To build 20 affordable new dwellings on the vacant brownfield site of the former Flowery Field School building, this includes 16 semi-detached, 3 mews units and 1 detached unit  Flowery Fields, Old Road, Hyde, Tameside
<b>Change of conditions</b>	The Development Manager (Planning) advised the Panel of an amendment to the recommendation within the submitted report, for the inclusion of an additional condition, to read All of the dwellings within the development hereby approved shall be provided at the point of first occupation as Affordable Housing as defined within Annex 2 of the National Planning Policy Framework (NPPF) or any future guidance that replaces it. Reason: In accordance with the requirements with the provisions of the NPPF and UDP policy H4 'Type, Size and Affordability of Dwellings' to meet an identified housing need.
<b>Speaker(s)/Late Representations:</b>	There were no further representations in relation to the application.
<b>Decision:</b>	That planning permission be approved subject to the conditions as detailed within the submitted report, along with the additional condition detailed above and the completion of a Section 106 agreement to secure <ul style="list-style-type: none"> <li>• Green Space £14,064.69 – Which would be directed towards improvements in Hyde Park</li> <li>• Highways: £15,964.15 – Upgrade local footway crossing to a Pelican Crossing</li> </ul>

<b>Name and Application No</b>	<b>18/00259/FUL</b> <b>Bardsley Construction Group</b>
<b>Proposed Development:</b>	Residential development of 33 No. houses and associated works.  Land Part of Dukinfield Golf Course, Yew Tree Lane, Dukinfield
<b>Speaker(s)/Late Representations:</b>	Councillor Feeley addressed the Panel objecting to the submitted application.  Mrs D Harford addressed the Panel objecting to the submitted application.  Mr Dugdale, the agent for the applicant, addressed the Panel in relation to the submitted application.
<b>Decision:</b>	That planning permission be approved subject to the conditions as detailed within the submitted report and prior completion of a Section 106 Planning agreement to secure the

	<p>following:</p> <ul style="list-style-type: none"> <li>• Green Space £23,206.74 – To be allocated towards improvements Cheetham Park / Connections to Yew Tree Lane.</li> <li>• Education £42,039.95 – To be allocated towards Classroom improvements at Rayner Stevens High School.</li> <li>• Highways: £26,340.85 – To fund Cycling /pedestrian improvements between Yew Tree Lane and Matley Lane.</li> </ul>
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<b>Name and Application No</b>	<b>18/00805/FUL C/O Agent Paul Butler Associates</b>
<b>Proposed Development:</b>	<b>Erection of 10 dwellings, with associated access, amenity space and landscaping Land On The North Side Of Manchester Road, Audenshaw</b>
<b>Speaker(s)/Late Representations:</b>	<b>Miss L. Ewart, the agent for the applicant, addressed the Panel in relation to the submitted application.</b>
<b>Decision:</b>	<b>That planning permission be approved subject to the conditions as detailed within the submitted report.</b>

<b>Name and Application No</b>	<b>18/01078/FUL PSD Construction Ltd</b>
<b>Proposed Development:</b>	<b>Erection of 2no. 4 bedroom, two storey, detached dwellings and associated works Land rear of 80 Currier Lane, Ashton-Under-Lyne</b>
<b>Speaker(s)/Late Representations:</b>	<b>The Panel considered the views of Mr C. Gee who addressed the Panel objecting to the application.  The Panel considered the views of Mr S. Dodgson the agent for the applicant, who addressed the Panel in relation to the application.</b>
<b>Decision:</b>	<b>That planning permission be approved subject to the conditions as detailed within the submitted report.</b>

<b>Name and Application No</b>	<b>18/01101/FUL Tameside College</b>
<b>Proposed Development:</b>	<b>Erection of proposed new 2 storey (with mezzanine) Construction Skills Centre with associated landscape works. Enabling works include the demolition of existing buildings and relocation of the existing refectory</b>
<b>Amendment and change to conditions</b>	<b>The Development Manager (Planning) advised the Panel of an additional condition and amendments to conditions within the submitted report.</b>


	<p><b>Condition 4:</b></p> <p>Notwithstanding any description of materials listed in the application or detailed on the approved plans, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the buildings; in the construction of all boundary fences and railings; and, in the finishes to all external hard-surfaces 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.</p> <p><b>Condition 10:</b></p> <p>Within 6 months of the commencement of development full details of hard landscaping works shall be submitted for approval in writing by the local planning authority. The approved hard landscaping details shall be implemented prior to the occupation of the building or in accordance with a schedule to be agreed in writing with the Local Planning Authority.</p> <p><b>Additional Condition:</b></p> <p>Upon commencement of development full details of an external lighting strategy for the building and adjoining areas of public open space shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the specification, location, orientation, angle and luminance levels of the proposed lighting. The approved details shall be implemented prior to occupation of the building and retained as such thereafter.</p>
<b>Speaker(s)/Late Representations:</b>	<p>The Panel considered the views of Mr C. Gee who addressed the Panel objecting to the application.</p> <p>The Panel considered the views of Mr S. Dodgson the agent for the applicant, who addressed the Panel in relation to the application.</p>
<b>Decision:</b>	That planning permission be approved subject to the conditions as detailed within the submitted report.

<b>Name and Application No</b>	<p>18/00983/FUL</p> <p>Mr Chris Cooney</p>
<b>Proposed Development:</b>	<p>Full planning permission for the erection of a 2 storey side extension and a single storey rear extension</p> <p>5 Bankfield Avenue, Droylsden</p>
<b>Speaker(s)/Late Representations:</b>	There were no further representations in relation to the application.
<b>Decision:</b>	That planning permission be approved subject to the conditions as detailed within the submitted report.

**54. URGENT ITEMS**

The Chair advised that there were no urgent items of business for consideration by the Panel.

**CHAIR**

<b>Report to:</b>	<b>SPEAKERS PANEL (PLANNING)</b>
<b>Date:</b>	24 April 2019
<b>Reporting Officer:</b>	Emma Varnam Assistant Director of Operations and Neighbourhoods
<b>Subject:</b>	<b>OBJECTIONS TO THE PROPOSED TAMESIDE METROPOLITAN BOROUGH (MANCHESTER ROAD, DENTON) (RESTRICTION OF WAITING) ORDER 2018</b>
<b>Report Summary:</b>	The report outlines objections received to the proposed THE TAMESIDE METROPOLITAN BOROUGH (MANCHESTER ROAD, DENTON) (RESTRICTION OF WAITING) ORDER 2018
<b>Recommendations:</b>	It is recommended that authority is given for the necessary action to be taken in accordance with the Road Traffic Regulation Act 1984 to make the following order THE TAMESIDE METROPOLITAN BOROUGH (MANCHESTER ROAD, DENTON) (RESTRICTION OF WAITING) ORDER 2018 as advertised and detailed in Section 4.2 of this report.
<b>Corporate Plan:</b>	This proposal supports the Council's policies to develop economic growth and deliver a thriving retail offer within the area by providing the necessary transport infrastructure.
<b>Policy Implications:</b>	None arising from the report.
<b>Financial Implications:</b> (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	The costs associated with implementation of this scheme are being funded through the Traffic Regulation Order Capital Budget 2018/19.
<b>Legal Implications:</b> (Authorised by the Borough Solicitor)	Members should have regard to the Council's statutory duty under S122 of the Road Traffic Regulation Act 1984 which is set out in <b>Appendix A</b> .
<b>Risk Management:</b>	Objectors have a limited right to challenge the Orders in the High Court.
<b>Access to Information:</b>	<b>Appendix A</b> – S.122 of Road Traffic Regulation Act 1984 <b>Appendix B</b> – Drawing No. 001: Proposed restrictions <b>Appendix C</b> – Drawing No. 003: Existing restrictions and other road markings
<b>Background Information:</b>	The background papers relating to this report can be inspected by contacting Ian Hall, Traffic Operations  Telephone: 0161 342 3988  e-mail: <a href="mailto:ian.hall@tameside.gov.uk">ian.hall@tameside.gov.uk</a>

## **1. BACKGROUND**

- 1.1 A Traffic Regulation Order (TRO) scheme was identified for Manchester Road, Denton through a borough wide review of TRO requests. Subsequently a scheme which comprised the introduction of "Waiting limited to one hour / No return within two hours Monday to Saturday 9am to 5pm" restrictions within that area was designed to facilitate an area of carriageway to provide a turnover of parking to local shops within that area for both their customers and improve loading and unloading opportunities to those shops by the removal of all day parking within a short section of highway outside the shops. Following consultation with local ward Councillors, the proposals were advertised in the Tameside Reporter newspaper and on street furniture in the affected area, in line with the Council's legal obligations, on 12 July 2018 for a period of 28 days as detailed in Section 4.2 and illustrated in Drawing No. 001 (**Appendix B**). Copies of the proposals were also available at the Council's Customer Services and via the Council's Traffic Regulation Orders webpage.
- 1.2 The site of the proposed traffic regulation order is a layby outside a number of shops on the A57 Manchester Road, Denton. (The existing parking restrictions and road marking layout are illustrated in Drawing No. 003 (**Appendix C**).)
- 1.3 The proposed traffic regulation order is required to increase turn-over of parking places within the layby to provide more short-term parking opportunities and to provide unloading and loading by the shops and their customers.
- 1.4 As a result of the advertised scheme; objections were received, from a local business and a legal firm representing that business.
- 1.5 An appraisal of the objections and comments received to the proposals are detailed in Section 2 below.

## **2. OBJECTIONS**

- 2.1 The objections received from the business and Thompson and Cooke, Solicitors, on behalf of Covefern Ltd., the owners of the property 659, Manchester Road, Denton. The property comprises a ground floor retail shop with residential accommodation above. The objections are based on the retail premises, which is presently occupied by a wedding planning business who say their business would be adversely affected by the introduction of limited waiting. The business, it is said, holds meetings with clients that can necessitate more than an hour's parking, and has concerns for loading and unloading and the potential of having to park a loaded vehicle away from the front of the premises.
- 2.2 **Response**  
The proposed limited waiting restriction extends across the frontages of the shops at this location. This means that if drivers require more than an hour's parking they can park in the section of layby which is not covered by the restrictions, assuming spaces are available. If this area of unrestricted parking is not available, Oak Drive is immediately adjacent to the shop in question. Other than around the junction with Manchester Road, unrestricted parking is also available. Whilst the proposed restrictions will prevent long-term parking immediately outside 659 Manchester Road, other opportunities exist within a relatively short distance for longer stay parking.
- 2.3 Limited waiting restriction have exemptions within the traffic regulation order for unlimited time for loading and unloading, although loading and unloading need to be taking place or observed at all times around that vehicle, otherwise it will be considered or deemed to be parked. If the business manages its loading requirements around this and on termination of its loading makes its delivery, then the proposed limited waiting restriction would more than likely improve the ability to carry out this operation due to a higher level / turnover of

vehicles within that vicinity. However the greater time limit provided for parking the likely hood of obtaining space for loading and unloading would diminish.

- 2.4 The objector was approached to consider to impact of extending the time limit to 2 hours; however they agreed this would be helpful for clients to the business, but said that this would not resolve the issue of the tenants' frequent coming and goings to the property. A request for a permit to exempt the tenant from the restrictions was made. They have been informed that such permits are not available.
- 2.5 Having taken in to consideration the objections relating to the limited waiting restrictions for the Manchester Road, Denton, area, it is recommended that Speakers Panel approve the proposed scheme as advertised and detailed in Schedule 1 of Section 4.2.

### **3. FUNDING**

- 3.1 These proposals are being funded from the Traffic Operations capital budgets 2019/20.

### **4. PROPOSALS / SCHEDULE OF WORKS**

- 4.1 The proposed restrictions as advertised are set out in section 4.2, Schedule 1 below and illustrated in Drawing No. 001 (**Appendix B**).
- 4.2 Advertised proposed Schedule 1:

<b>Limited Waiting 1hr, Mon-Sat, 9am-5pm. No return within 2hr</b>	
Manchester Road (south side)	From a point 10 metres east of its junction with Oak Drive for a distance of 28 metres in an easterly directions.

### **5. RECOMMENDATION**

- 5.1 As set out at the front of the report.

## **APPENDIX 'A'**

### **Section 122 Road Traffic Regulation Act 1984**

- (1) It shall be the duty of every local authority upon whom functions are conferred by or under this Act, so to exercise the functions conferred on them by this Act as (so far as practicable having regard to the matters specified in sub-section (2) below) to secure the expeditious convenient and safe movement of vehicular and other traffic (including pedestrians) and the provision of suitable and adequate parking facilities on and off the highway.
- (2) The matters referred to in sub-section (1) above, as being specified in this sub-section are:
  - (a) The desirability of securing and maintaining reasonable access to premises;
  - (b) The effect on the amenities of any locality affected and (without prejudice to the generality of this paragraph) the importance of regulating and restricting the use of roads by heavy commercial vehicles, so as to preserve or improve the amenities of the areas through which the roads run;
  - (c) The strategy prepared under Section 80 of the Environment Act 1995 (national air quality strategy);
  - (d) The importance of facilitating the passage of public service vehicles and of securing the safety and convenience of persons using or desiring to use such vehicles; and
  - (e) Any other matters appearing to ...the local authority.... to be relevant.



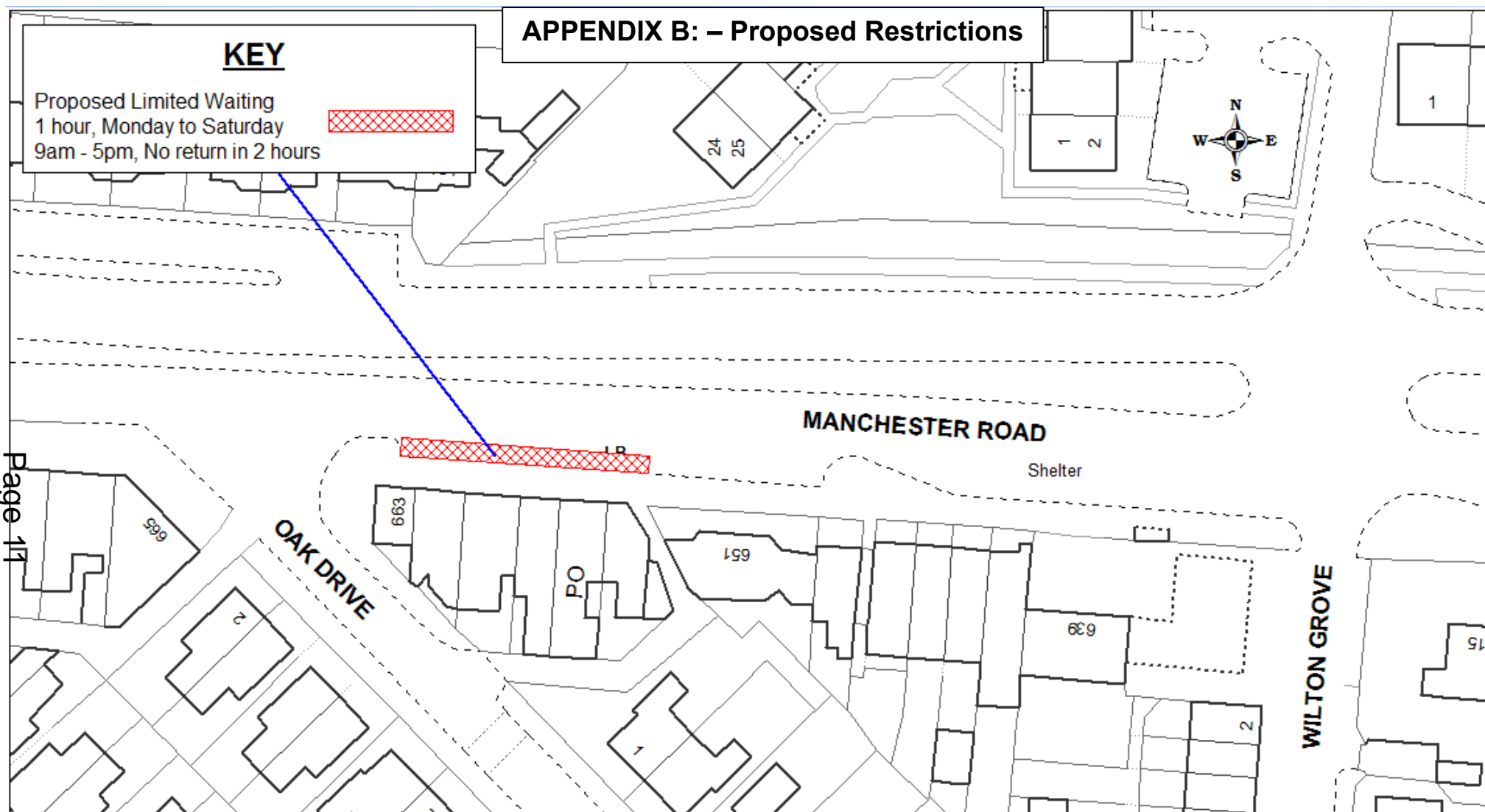
## APPENDIX B: – Proposed Restrictions

### KEY

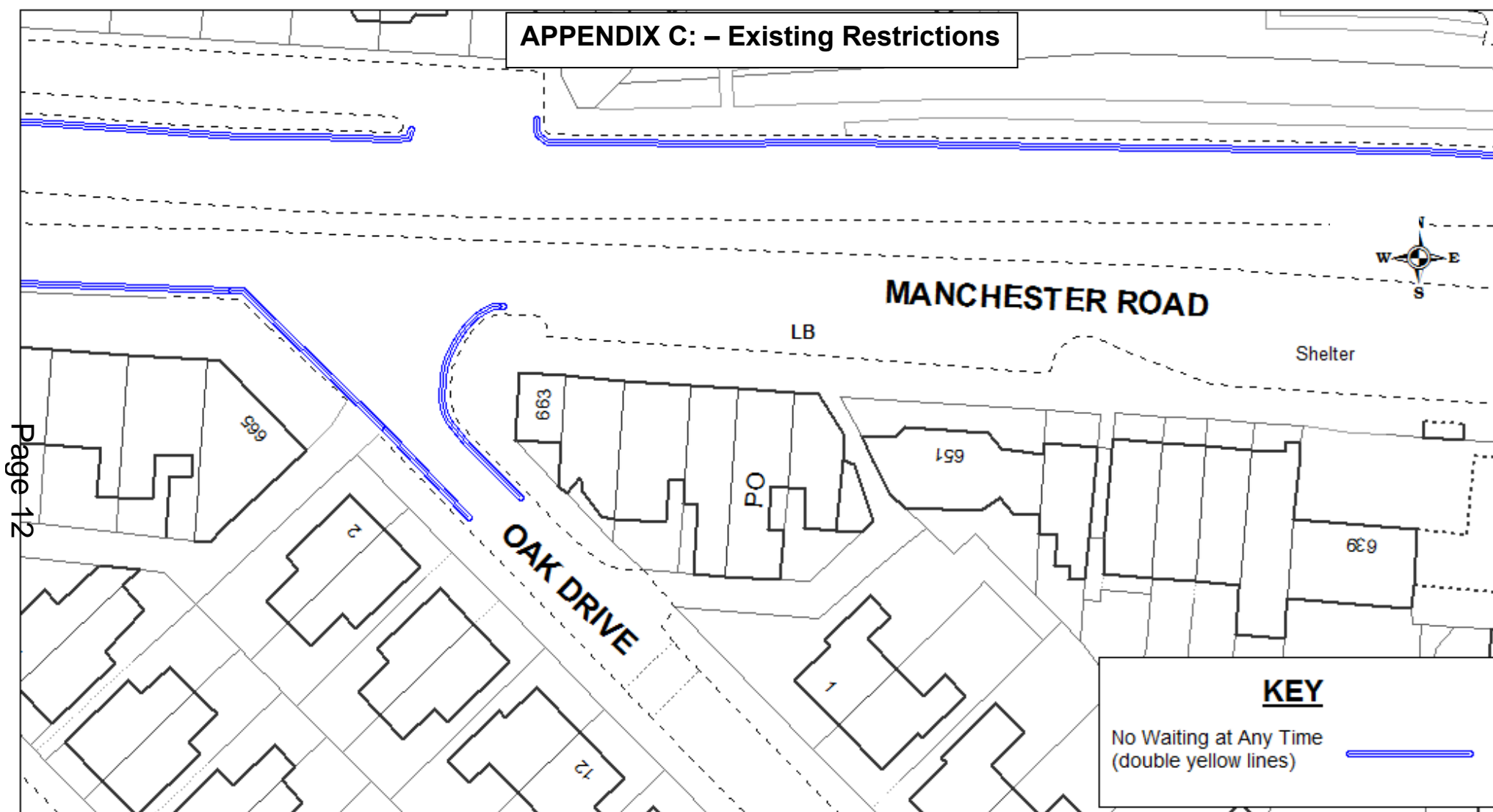
Proposed Limited Waiting  
1 hour, Monday to Saturday  
9am - 5pm, No return in 2 hours



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# APPENDIX C: – Existing Restrictions



## KEY

No Waiting at Any Time  
(double yellow lines)



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## Appeal Decision

Site visit made on 28 December 2018

**by K Winnard LL.B (Hons) Solicitor**

**an Inspector appointed by the Secretary of State**

**Decision date: 10 April 2019**

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**Appeal Ref: APP/G4240/D/18/3215393**

**3 Norlin Court, Trinity Close, Dukinfield SK16 5JE**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Neil Harrison against the decision of Tameside Metropolitan Borough Council.
  - The application Ref 18/00763/FUL, dated 12 August 2018, was refused by notice dated 10 October 2018.
  - The proposal is described as proposed side 1<sup>st</sup> floor extension- bedroom/bathroom.
- 

This decision is issued in accordance with section 56(2) of the Planning and Compensation Act 2004 (as amended) and supersedes the decision issued on 26 March 2019.

### Decision

1. The appeal is dismissed.

### Procedural Matter

2. The Council altered the description of the development of application ref. 18/00763/FUL to read " side first floor extension with gabled roof above, other external alterations including rear roof light". As this is more precise, I have adopted this description.

### Main Issue

3. The main issue for the appeal is the effect of the proposed extension on the living conditions of the occupants of No 18 Ellesmere Close.

### Reasons

4. The appeal property is a detached two storey dwelling with a single storey side element, the side elevation of which faces onto the adjoining No 18 Ellesmere Close. The outlook from the rear of No 18 comprises the side elevation of the appeal property, which due to the difference in levels between the two properties, is towards the upper half of the side gable. Both the two storey element and the roof slopes of the existing side storey element have the effect of breaking up the mass of the dwelling.

5. The appeal proposal relates to a first floor extension over the existing single storey. This would bring the upper floor of the building closer to No 18 and result in a largely unbroken mass of development on this side elevation.
6. I take into account that No 18 and the appeal property are slightly off set from each other and that the dwellings are separated by the driveway of the appeal property and the small rear garden of No 18. I also note that the extension would not extend the footprint or increase the height of the existing property and that No 18 sits on higher ground than the appeal property. However, the outlook from No 18 is already dominated by the side elevation of the appeal property, due to the close proximity of the dwellings and the modest proportions of the rear garden. The bulk and massing of the two storey extension, rising above the boundary fence and extending across a significant proportion of the width of the garden of No 18 would, in my view, result in an overbearing effect, giving rise to an increased sense of enclosure in the rear garden and to the habitable rooms in the rear of No 18.
7. The Council has not raised any concerns in regard of privacy and light to any neighbouring property and having regard to the juxtaposition of dwellings, I see no reason to disagree with this view. Furthermore, no concerns have been raised in relation to trees, highway access, and cladding, amongst other matters. However, the absence of harm in these respects does not weigh in favour of the proposal.
8. I therefore find that the proposal would harm the living conditions of the occupiers of No 18 Ellesmere Close. Of the policies put to me by the Council I consider UDP Policies 1.3 and H10 of the Tameside Unitary Development Plan 2004 to be most relevant, and find that the proposal would fail to provide high quality development which does not impact upon the amenity of residents. It would also conflict with guidance in the Tameside Residential Design Supplementary Planning Document which seeks to protect the amenity of the occupiers of neighbouring properties and requires extensions to align with their surroundings in terms of mass and scale. In addition, it conflicts with the National Planning Policy Framework which looks to create a high standard of amenity for existing and future users.

### **Conclusion**

9. Accordingly, I dismiss the appeal.

*K Winnard*

INSPECTOR

**Application Number** 19/00088/FUL

**Proposal** To vary condition 3 (approved plans) of planning permission ref. 15/00440/FUL - Conversion of former bank into 1no. 2 bed apartment and commercial unit at ground floor and 7no. 1 bed apartments at first floor including first floor rear extensions, alterations to existing roof and demolition of rear chimney stack - to allow construction of shop front in Delamere Street.

**Site** (Former) Natwest Bank, 179 Stamford Street Central, Ashton-Under-Lyne.

**Applicant** Mr Mark Robinson

**Recommendation** Refuse

**Reason for report** A Speakers Panel decision is required at the request of Councillor Bray.

## REPORT

### 1. APPLICATION DESCRIPTION

- 1.1 Planning permission (ref. 15/00440/FUL) was granted in July 2015 for the conversion of the former bank into 1, 2-bedroom apartment together with a commercial unit at ground-floor and 7, 1-bedroom apartments at first floor, including first-floor rear extensions, alterations to the roof and the demolition of a chimney stack at the rear. A condition (no. 3) of that permission specified the plans in accordance with which the development should be carried out.
- 1.2 The current application seeks to vary that condition and specify alternative plans so as to allow for the construction of a shop front with a display window in the Delamere Street elevation. This would then facilitate the sub-division of the commercial unit with a smaller shop unit fronting on to Delamere Street. The proposal involves the replacement of what was a ground-floor window comprising three, double-hung openings separated by two brick-work pillars with a shop front with display windows on either side of a central doorway. The original window openings are now bricked-up.

### 2. PLANNING HISTORY

- 2.1 Following the grant of the original planning permission (ref. 15/00440/FUL) a non-material amendment (ref. 16/00603/MATCH) was allowed in July 2016 for the conversion of the central window opening to create a doorway, using existing external features, so as to provide an alternative means of escape in to Delamere Street from the ground-floor commercial area.
- 2.2 Granted in January 2017, a second non-material amendment (ref. 16/01160/MATCH) to the original permission allowed for the change of the design roof from a mono-pitch to a dual-pitch on the first-floor rear extension.
- 2.3 Including the second amendment, the works to convert the building are now substantially completed.

- 2.4 A full planning application (ref. 18/00513/FUL) to vary condition 3 of the original permission and specify alternative plans so as to allow for the construction of a shop front with a display window in the Delamere Street elevation was refused in October 2018. The variation of the condition would have allowed for the replacement of the ground-floor window with a single-pane display window and door and would have facilitated the sub-division of the commercial unit with a smaller shop unit fronting on to Delamere Street. The application was refused for two reasons.
- Although less than significant, the harm that would be caused to the conservation area, as a heritage asset, as a whole by the removal the distinguishing symmetry of the building's frontage and introduction of a shop front uncharacteristic to the building is not outweighed by any demonstrable, immediate and apparent public benefits. The proposal is thus contrary to Section 16 of the National Planning Policy Framework.
  - As a result of the proposal, the removal the distinguishing symmetry of the building's frontage and introduction of a shop front uncharacteristic to the building would be insensitive and detrimental to the character of the immediately-surrounding conservation area and so contrary to Section 12 of the National Planning Policy Framework and policies 1.3, 1.11, C2, C4 and C11 of the Tameside Unitary Development Plan.

### **3. SITE & SURROUNDINGS**

- 3.1 The application site comprises the former bank, which is a distinguished and attractive 2-storey building, occupying a corner plot, at the junction of Stamford Street and Delamere Street, in the heart of the town centre conservation area, together with an attached building at the rear that has frontages on to both Delamere Street and Fleet Street. The surrounding, primarily commercial, uses are typical of the town centre location.

### **4. RELEVANT PLANNING POLICIES**

#### **4.1 Tameside Unitary Development Plan (UDP) Allocation**

Unallocated site within the town centre conservation area.

#### **4.2 Part 1 Policies**

- 1.3: Creating a Cleaner and Greener Environment.
- 1.5: Following the Principles of Sustainable Development.
- 1.6: Securing Urban Regeneration.
- 1.7: Supporting the Role of Town Centres.
- 1.11: Conserving Built Heritage and Retaining Local Identity.
- 1.12: Ensuring an Accessible, Safe and Healthy Environment.

#### **4.3 Part 2 Policies**

- H2 Unallocated Sites.
  - H7 Mixed Use and Density.
  - H10 Detailed Design of Housing Developments.
  - T10 Parking.
  - C1 Townscape and Urban Form.
  - C2 Conservation Areas.
  - C4 Control of Development in or Adjoining Conservation Areas.
  - C11: Shop Fronts
- MW11 Contaminated Land.***

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

Section 2. Achieving sustainable development

Section 5. Delivering a sufficient supply of homes

Section 7. Ensuring the vitality of town centres

Section 8. Promoting healthy and safe communities

Section 12. Achieving well-designed places

Section 16. Conserving and enhancing the historic environment

#### **4.5 Other Policies**

Residential Design Supplementary Planning Document.

It is not considered there are any local finance considerations that are material to the application.

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

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

### **5. PUBLICITY CARRIED OUT**

- 5.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 neighbour notification letters were issued to 31 addresses and a notice was published in a local newspaper on 27<sup>th</sup> February 2019. Notice was posted at the site on 28 February 2019.

### **6. RESPONSES FROM CONSULTEES**

- 6.1 No responses have been received.

### **7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

- 7.1 Councillor Bray supports the application on the grounds that that the economic benefits of facilitating bringing the building back in to use outweigh any harm that would be caused to the character and appearance of the conservation area in which it is set.
- 7.2 No responses have been received from neighbours.

### **8. ANALYSIS**

- 8.1 All pre-commencement conditions having been discharged, the development allowed by the original permission is now substantially completed. The issue then to consider in determining the application is the appropriateness of the proposed shop front in terms of its impact on the character and appearance of the building and the conservation area, as a heritage asset, in which it is set and whether any harm it would cause to the significance of that heritage asset is out-weighed by the public benefits of the proposal including securing its optimum viable use.
- 8.2 The existing façade of the building is primarily brick-work above a stone plinth and with a continuous stone band at sill level and brick-work fan headers above the individual window

openings. The fenestration is symmetrical on either side of a grand doorway with an ornate stone surround.

- 8.3 The non-material amendment that was allowed to the original permission (see paragraph 2.1) maintains the existing proportions of the windows, as well as most of the section of the sill-level, stone band, on either side of the new doorway. The doorway would also replicate the proportions of the existing central opening, although descending to floor level. The existing stone pillars between the openings would be retained.
- 8.4 The proposed display window, including a fascia sign panel, and door would occupy similar space in the façade as do the original three window openings, but the door opening would descend to floor level and the windows on either side to the level of the plinth. A brick-work fan header would be constructed above the new windows and door. Nevertheless, the replacement of the three, double-hung openings separated by two brick-work pillars with the proposed new shop front would remove the distinguishing symmetry of the frontage as well as a section of the sill-level, stone band, and introduce a feature uncharacteristic to the building.
- 8.5 Any benefits that would accrue from the proposal would be the securing of a viable use for a small section of the building. It is not however demonstrated that the proposal is necessary to secure the optimum use of the building. The proposal would allow for the sub-division of the permitted ground-floor commercial unit only should the opportunity and demand arise.
- 8.6 Whilst the harm the proposal would cause to the conservation area, as a heritage asset, as a whole might be considered less than significant there are no immediate and apparent benefits that would accrue. The same considerations that informed the refusal of the previous planning application (see paragraph 2.4) remain relevant and the proposal must then again be considered contrary to Section 16 of the NPPF.
- 8.7 Resulting from the proposal, although causing less than significant harm to the wider conservation area, the removal the distinguishing symmetry of the building's frontage and introduction of an uncharacteristic feature is considered insensitive and detrimental to the character of the immediately-surrounding conservation area and so contrary to Section 12 of the NPPF and policies 1.3, 1.11, C2, C4 and C11 of the UDP.

## **9. RECOMMENDATION**

Refuse planning permission for the following reasons.

- 1. Although less than significant, the harm that would be caused to the conservation area, as a heritage asset, as a whole by the removal the distinguishing symmetry of the building's frontage and introduction of a shop front uncharacteristic to the building is not outweighed by any demonstrable, immediate and apparent public benefits. The proposal is thus contrary to Section 16 of the National Planning Policy Framework.
- 2. As a result of the proposal, the removal the distinguishing symmetry of the building's frontage and introduction of a shop front uncharacteristic to the building would be insensitive and detrimental to the character of the immediately-surrounding conservation area and so contrary to Section 12 of the National Planning Policy Framework and policies 1.3, 1.11, C2, C4 and C11 of the Tameside Unitary Development Plan.

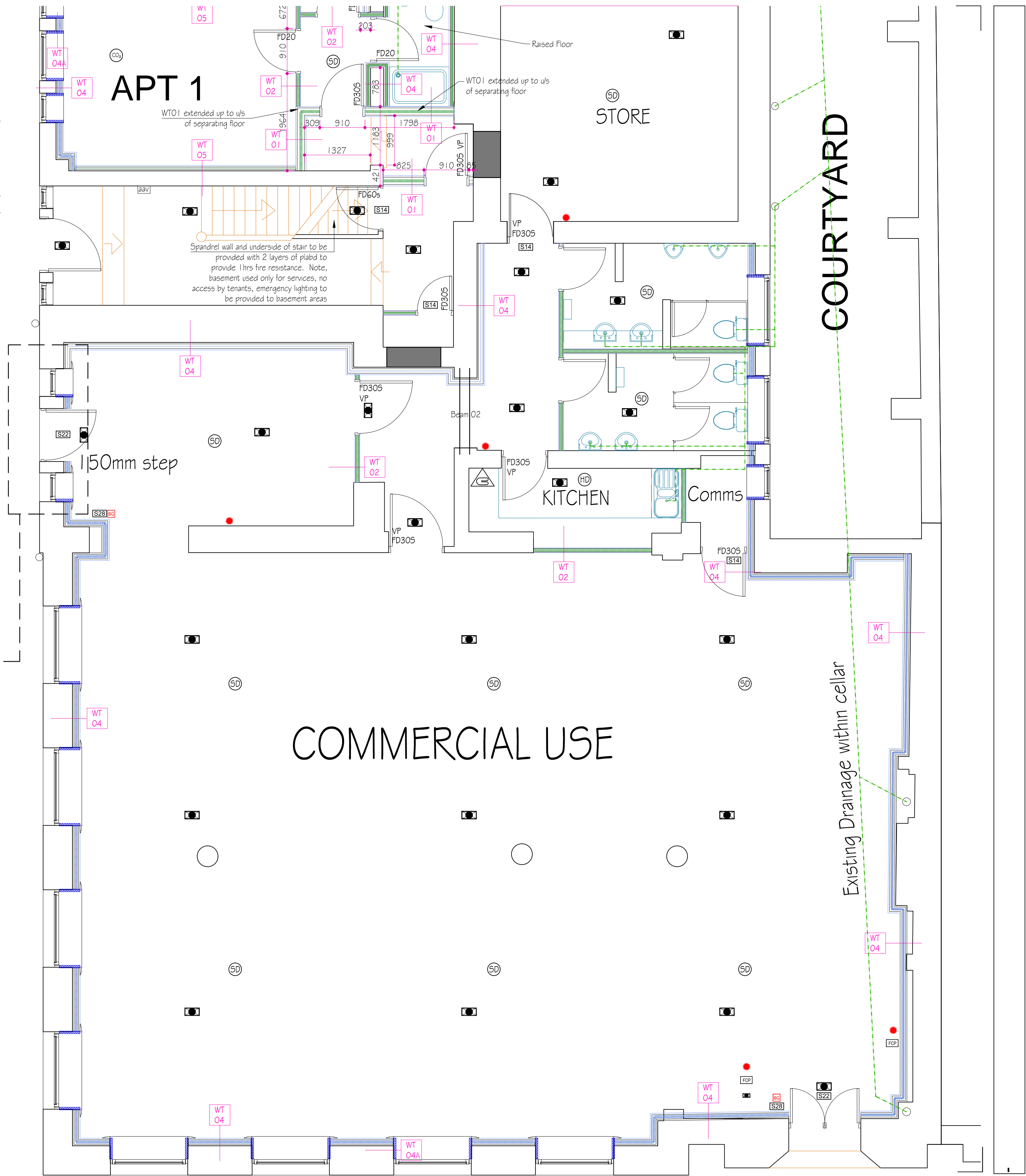




SIDE ELEVATION [DELAMERE STREET], LOOKING WEST



SIDE ELEVATION [DELAMERE STREET], LOOKING WEST



All levels and dimensions must be checked on site by the contractor prior to commencement of works. Any variations must be immediately reported to GreenSkyArchitecture.

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Notes

Revision | Date | Note

**GREENSKY ARCHITECTURE** T: +44(0)7815 606738  
W: greenskyarchitecture.com  
E: mark@greenskyarchitecture.com

Green Sky Architecture is a trading name of Green Sky Consult Ltd. Company Registered in Cardiff No 7350336

Client  
**DELAMERE DEVELOPMENTS**

Project Title  
**179/181 STAMFORD STREET CENTRAL,  
ASHTON UNDER LYNE. OL6 7PY**

Drawing Title  
**EXISTING & PROPOSED SIDE  
ELEVATION & FLOOR LAYOUT**

Drawn <b>MS</b>	Checked	Date <b>09.06.2016</b>
Drawing Status Information	Draft	Approval
Tender	Construction	As Built
Drawing Number <b>1194.P2</b>	Scale <b>1:100 @ A1</b>	Revision <b>-</b>



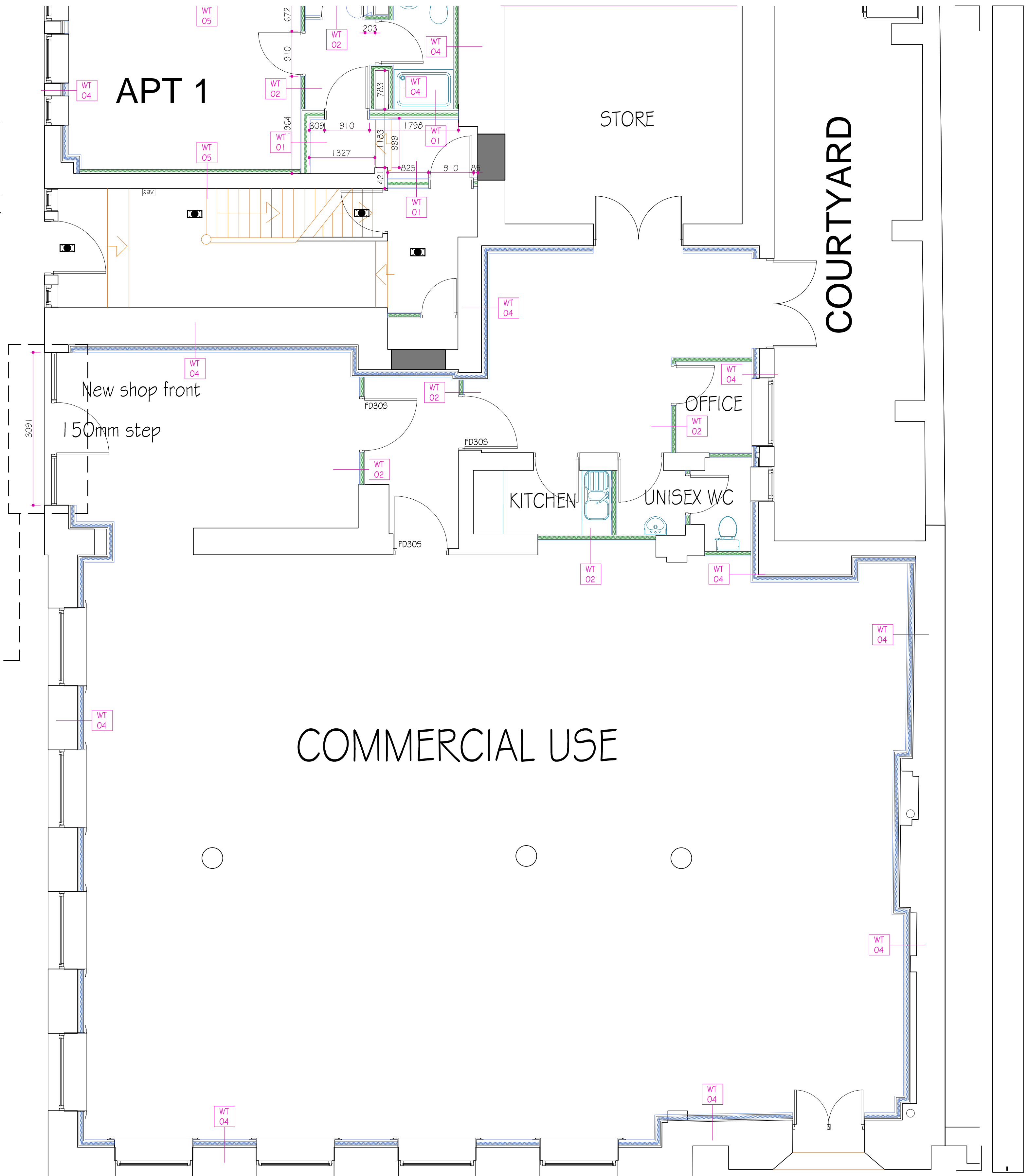
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Notes

Revision	Date	Note
C	29.01.19	Revised Shop Front.

**GREENSKY ARCHITECTURE**

T: +44(0)7815 606738  
W: greenskyarchitecture.com  
E: mark@greenskyarchitecture.com

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Drawn <b>MS</b>	Checked	Date <b>29.01.2019</b>		
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drawing Number <b>1194.P2</b>	Scale <b>1:100 @ A1</b>	Revision <b>C</b>		

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19/00088/FUL

Photo 1



Photo 2





**Application Number** 19/00062/FUL

**Proposal** Variation of condition 3 (approved plans) of planning permission 17/00949/OUT to alter the layout of the proposed development.

**Site** Unit 14 Glover Centre Egmont Street Mossley

**Applicant** McKay Homes Ltd

**Recommendation** Grant planning permission subject to conditions

**Reason for report** A Speakers Panel decision is required because the application constitutes major development.

## 1. APPLICATION DESCRIPTION

- 1.1 The applicant seeks to vary the plans approved under outline planning permission (ref. 17/00949/OUT) to make some revisions to the layout of the scheme. Planning permission 17/00949/OUT granted outline planning permission for the erection of 14 dwellings on the site, in the form of 8 dwelling houses and 6 apartments in one block in the north western corner of the site. In addition to the principle of development, the means of access and the layout of the scheme were approved at the outline stage.
- 1.2 The amendments seek to increase the distance between the western elevation of the apartment building and the western boundary of the site. Alterations to the house types are proposed to introduce a detached unit at plot 1, with a pair of semi-detached units and plots 2 and 3, replacing the terrace of 3 units originally approved adjacent to the southern boundary of the site. The terrace of 5 units originally approved adjacent to the eastern boundary would be replaced by 2 pairs of semi-detached units and a single detached unit.
- 1.3 Other minor changes to the previously approved layout include a connection between the hardstanding along the western edge of the apartment development and the Canal tow path beyond the western boundary of the site and alterations to the car parking layout associated with the apartments. The number of car parking spaces immediately to the east (rear) of the apartment building would be reduced from 6 to 4, with 2 spaces provided on the opposite side of the access road. The end result would be a reduction in the number of parking spaces across the development, following the loss of the 3 visitor spaces included in the originally approved scheme.

## 2. SITE & SURROUNDINGS

- 2.1 The application site is occupied by buildings and hardstanding associated with the previous industrial use of the land. A brick building with a profile sheet roof fronts onto Egmont Street on the northern boundary, with smaller structures in the central and southern parts of the site. The Huddersfield Narrow Canal runs adjacent to the western boundary of the site, with a dense belt of trees running the length of the eastern boundary.

## 2. RELEVANT PLANNING HISTORY

- 3.1 18/01091/REM - Reserved matters approval for the appearance, scale and landscaping of the development following the granting of outline planning permission 17/00949/OUT. – recommended for approval (a separate item on this agenda).
- 3.2 16/01163/OUT - Outline Application (access only) attached to 0.63Ha of land for proposed residential development including access from Cheshire Street (the application site included the land that is the subject of 17/00949/OUT and additional land to the south) –

resolution to approve at June 2017 meeting of Speakers Panel – application subsequently withdrawn.

3.3 13/00169/OUT – Proposed Residential Development - approved

3.4 07/00050/OUT - Proposed Residential Development - approved

#### **4. RELEVANT PLANNING POLICIES**

4.1 National Planning Policy Framework (NPPF)

4.2 Planning Practice Guidance (PPG)

4.3 **Tameside Unitary Development Plan (UDP) Allocation**  
Unallocated, within the settlement of Mossley.

##### **4.4 Part 1 Policies**

1.3: Creating a Cleaner and Greener Environment.

1.4: Providing More Choice and Quality Homes.

1.5: Following the Principles of Sustainable Development

1.6: Securing Urban Regeneration

1.10 Protecting and Enhancing the Natural Environment

1.12: Ensuring an Accessible, Safe and Healthy Environment

##### **4.5 Part 2 Policies**

H1: Housing Land Provision

H2: Unallocated Sites.

H4: Type, size and affordability of dwellings

H5: Open Space Provision

H7: Mixed Use and Density (Density being relevant to this proposal)

H10: Detailed Design of Housing Developments

OL4: Protected Green Space

OL7: Potential of Water Areas

OL10: Landscape Quality and Character

T1: Highway Improvement and Traffic Management.

T10: Parking

T11 Travel Plans

T13: Transport Investment

C1: Townscape and Urban Form

N1b: National Nature Conservation Sites

N2: Locally Designated Nature Conservation Sites

N3: Nature Conservation Factors

N4: Trees and Woodland

N5: Trees Within Development Sites.

N6: Protection and Enhancement of Waterside Areas

N7: Protected Species

MW11: Contaminated Land

MW14 Air Quality

U3: Water Services for Developments

U4 Flood Prevention

U5 Energy Efficiency

##### **4.6 Other Policies**

Greater Manchester Spatial Framework - Publication Draft October 2019;



The Greater Manchester Combined Authority (GMCA) has consulted on the draft Greater Manchester Spatial Framework Draft 2019 ("GMSF") which shows possible land use allocations and decision making policies across the region up to 2038. The document is a material consideration but the weight afforded to it is limited by the fact it is at an early stage in its preparation which is subject to unresolved objections.

Residential Design Supplementary Planning Document; and,  
Trees and Landscaping on Development Sites SPD adopted in March 2007.

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

Section 2: Achieving sustainable development  
Section 5: Delivering a sufficient supply of homes  
Section 8 Promoting healthy and safe communities  
Section 11: Making efficient use of land  
Section 12: Achieving well designed places  
Section 15: Conserving and enhancing the Natural Environment

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

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

### **5. PUBLICITY CARRIED OUT**

- 5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement. This is in addition to a site notice and press notice.

### **6. RESPONSES FROM CONSULTÉES**

- 6.1 Borough Tree Officer: Raises no objections to the proposals. Details of the proposed landscaping scheme should be secured by condition.
- 6.2 United Utilities: No objection to the proposed development subject to conditions relating to the details of foul and surface water drainage (including management of maintenance of sustainable drainage systems to be installed) being attached to any approval.
- 6.3 Greater Manchester Ecological Unit (GMEU): No objections to the proposals subject to the imposition of a condition requiring the submission and approval of an Environmental Construction Method Statement, including details of how pollution of the Canal waters is to be avoided during the construction phase of the development.
- 6.4 Borough Contaminated Land Officer: Recommends that a standard contaminated land condition is attached to any planning approval granted for development at the site, requiring the submission and approval of an assessment into potential sources of contamination and a remediation strategy.
- 6.5 Borough Environment Health Officer: Raises no objections to the proposed development subject to the imposition of conditions limiting the hours of works and deliveries during the construction process, requiring the submission and approval of bin storage arrangements serving the development and the approval of a soundproofing scheme to mitigate the impact of noise associated with adjacent uses on the residential amenity of the future occupants of the development.

- 6.6 Local Highway Authority: Raises no objections to the proposals subject to the imposition of conditions requiring the laying out (and retention free from obstruction thereafter) of the car parking spaces prior to the first occupation of the development, the retention of pedestrian visibility splays on either side of the proposed access arrangements, the submission of a survey of the condition of the highway and the submission of a Construction Environment Management Plan prior to the commencement of development.
- 6.7 Greater Manchester Police (Design Out Crime Officer): (comments on the Impact Statement submitted with the application) – no objection in principle subject to further details being provided at the reserved matters stage.
- 6.8 Environment Agency: No objections to the proposals subject to a condition securing compliance with the mitigation measures detailed in the Flood Risk Assessment submitted with the planning application.
- 6.9 Mossley Town Council: No comments received. The Town Council did consider the originally approved outline planning application and declared that they had no comments to make.
- 6.10 Natural England – no objections to the application following the submission of indicative drainage proposals which suggest that the site is capable of being drained in a manner that would not result in an adverse impact on the ecological value of the Canal, which is a designated Site of Special Scientific Interest.
- 6.11 Canal and Rivers Trust (C&RT) – following amendments to the layout of the proposed development, including the relocation of the bin store and the revision to the proposed boundary treatment along the boundary with the Canal, the C&RT acknowledge that the scheme has improved from the original submission. Some concerns remain regarding the management of the land between the western edge of the apartment building and the Canal towpath, some of which is within the red line boundary, some is not. The C&RT do acknowledge that this matter could be covered by a planning condition for land within the red line site area.

## **7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

- 7.1 No third party representations have been received.

## **8. ANALYSIS**

- 8.1 National Planning Practice Guidance promotes flexible options for planning permissions. Section 73 of the Town and Country Planning Act 1990 allows for applicants to apply to the Local Planning Authority to amend or vary conditions placed on a planning consent. Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. The only restriction under section 73 is that planning permission cannot be granted to extend the time limit within which a development must be started.
- 8.2 NPPG advises that; 'In deciding an application under section 73, the local planning authority must only consider the disputed condition's that are the subject of the application – it is not a complete re-consideration of the application.' The original planning permission will continue to exist.
- 8.3 The principle of development was established through the granting of outline planning permission. That consent also approved the layout and the means of accessing the development. The proposed amendments to the plans do not affect the access to the

development as previously approved but do propose revisions to the layout and parking arrangements.

8.4 The outline permission is subject to a Section 106 Agreement which secures financial contributions towards highway safety and off site green space enhancement schemes. The issue of contributions is therefore not to be revisited in this application. There is a clause in the Agreement which allows variation applications such as this to be approved without affecting the obligations that the developer has committed to as part of the original planning permission. As such, no deed of variation to the Section 106 Agreement would be required to ensure that the obligations are still legally binding.

8.5 The issues to be assessed in the determination of this planning application are:

- The impact of the revisions to the previously approved layout on the character of the surrounding area.
- The impact of the revisions to the previously approved layout on the residential amenity of neighbouring properties
- The impact of the revisions to the previously approved layout on highway safety.

## **9. CHARACTER AND APPEARANCE**

9.1 The proposed revisions to the layout of the scheme would not result in changes that would significantly alter the impact of the proposed development on the character of the surrounding area. The scheme would remain outward facing, with buildings fronting the Canal and Egmont Street. The revised layout would still have the potential to create a positive impact on the environment along the Canal towpath and contribute to the regeneration of the wider area, subject to the development being of appropriate scale and appearance, which are matters to be determined at the reserved matters stage.

## **10. RESIDENTIAL AMENITY**

10.1 The separation distance between the south western boundary of the site and the corresponding boundary of the site on the opposite side of the Canal would be approximately 24 metres. The current planning application for development on that neighbouring site (Ref. 18/01069/FUL) proposes a 2 storey development which would face the boundary with the Canal. The separation distance in this relationship would increase slightly from the previously approved position. Given the height of the two proposals, it is considered that the separation distance to be retained would exceed the requirements of the Residential Design Guide (RDG) where elevations with habitable room windows face each other.

10.2 Given the oblique relationship and the extent of the separation distance to be retained, it is considered that the scale and appearance of the proposed apartment building would not result in an adverse impact on the amenity of the properties on the opposite side of Egmont Street to the north east of the site.

10.3 The revision to the layout as originally approved at the outline stage has resulted in plot 1 being positioned closer to the southern gable elevation of the apartment building. To ensure that there would be no adverse impact on the amenity of the future occupiers of that property, the internal layout could be designed to ensure that unreasonable overshadowing of habitable room windows could be avoided. This matter is ultimately to be resolved at the reserved matters stage as part of the appearance of the development but in principle is considered to be acceptable.

- 10.4 Whilst the position of the apartment building has also been slightly revised, 21 metres would be retained between the north eastern elevation of the apartments and the corresponding front elevations of units 4-8 on the eastern edge of the development. On that basis and given that the main access area and parking for the apartment building would be located within the intervening distance, it is considered that the amenity of the future occupiers of the affected units in that relationship would be adequately preserved.
- 10.5 The proposed amendments would not result in any changes to the separation distances between the properties at plots 4 to 8 and the properties on Cheshire Street to the east of the site or no. 60 Egmont Street to the north east of the site. The proposed amendments to the layout would not result on a materially greater impact on the residential amenity of those neighbouring properties than the extant scheme therefore.
- 10.6 Following the above assessment, it is considered that the proposed changes to the layout of the development would not result in an adverse impact on the residential amenity of any of the neighbouring properties or the future occupants of the development.

## **11. HIGHWAY SAFETY**

- 11.1 The proposed amendment to the location of the apartment building has resulted in an alteration to the parking layout associated with the apartment building. The proposal would result in the loss of 3 visitor spaces originally proposed but the scheme still proposes 1 car parking space per property.
- 11.2 Given that the apartments would be 2 bedroom units, it is considered that 1 space per unit would not result in a detrimental impact on highway safety. As identified in assessing the original outline application, the site is considered to be in a sustainable location, within walking distance of regular bus services and Mossley train station. The proposed plans indicate that each of the 6 apartments would include a cupboard which would be at least 0.6m deep x 2m wide, which would be sufficient to provide 1 cycle parking space per apartment.
- 11.3 A condition specifying that each apartment will have a dedicated internal cycle parking space can be added to the decision notice. Given this situation, the scale of the development is considered not to result in harm to highway safety and should therefore not be refused on that basis, in accordance with the guidance contained within paragraph 109 of the NPPF.

## **12. OTHER MATTERS**

- 12.1 The Canal and Rivers Trust raised concerns regarding the use and maintenance of the strip of land between the western elevation of the apartments and the Canal towpath beyond the western boundary of the site. The amended layout provides for a direct pedestrian link from the development to the Canal tow path and the Section 106 Agreement attached to the outline planning permission requires details of the management of all areas of public realm within the scheme to be approved. This would include all land within the red line boundary, inclusive of the strip of land within the applicant's ownership to the west of the apartment building. Land further west of the red line boundary is not within the control of the applicant (as confirmed by the agent) and it is therefore considered not to be reasonable to require the provisions of the maintenance scheme in the Section 106 to extend to this area.
- 12.2 Natural England requested that further information be provided in relation to how surface and foul water are to be drained from the development, to ensure that there is no adverse impact on the ecological value of the Canal, which is designated nationally as a Site of Special Scientific Interest (SSSI) and locally as a Site of Biological Importance (SBI).

- 12.3 The applicant has provided indicative details of these proposals which demonstrate that, in principle, surface and foul water connections can be made to the main sewerage network without requiring attenuation measures that would affect the Canal. Condition 11 of the original outline planning permission requires the submission and approval of a detailed drainage strategy to serve the development and that condition can be re-imposed. The indicative scheme is considered sufficient to address Natural England's concern that drainage from the site should not impinge on the biodiversity value of the Canal.
- 12.4 The unaffected conditions that were attached to the original planning permission are all considered to remain relevant and necessary to make the scheme acceptable in planning terms and are therefore proposed to be re-imposed should this variation of condition application be approved.

### **13. CONCLUSION**

- 13.1 It is considered that the proposed amendments to the layout would be relatively minor in nature and would not result in an adverse impact on the character of the surrounding area, the residential amenity of neighbouring properties or highway safety.
- 13.2 There are no objections to the proposals from the statutory consultees in relation to the revised layout of the scheme.
- 13.3 The application is therefore considered to accord with the relevant national and local planning policies listed earlier in this report.

### **14. RECOMMENDATION**

Grant planning permission, subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiry of three years from 24.09.2018 (i.e. the date on which planning application ref. 17/00949/OUT was approved) and the development must be begun not later than the expiry of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. Before any development is commenced approval shall first be obtained from the Local Planning Authority with respect to the reserved matters, namely the landscaping, scale and appearance of the development.
3. The development hereby approved shall be carried out in accordance with the following approved plans:
  - 1:1250 Site location plan (Drawing no. 3134/15A)
  - Proposed site plan (Drawing no. 3134/17N) (insofar as it relates to the means of access and layout of the development only)
4. 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 buildings; in the construction of all boundary walls, fences and railings; and, in the finishes to all external hard-surfaces 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.
5. The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved proposed site plan (Drawing no. 3134/17M), prior to the

occupation of any of the dwellings and shall be retained free from obstruction for their intended use at all times thereafter.

6. Notwithstanding the details shown on the approved plans, no development shall commence until scaled plans detailing the construction of the access, including vehicular swept paths and visibility splays to be maintained free from obstruction on both sides of the access to serve the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
7. No development shall commence until details of tree protection measures to meet the requirements of BS5837:2012 have been installed around the trees on the eastern boundary of the site. The protection measures shall be installed in accordance with the approved details prior to the commencement of development and shall be retained in situ for the duration of the construction works. The construction works shall be carried out in accordance with the approved details.
8. During demolition/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.
9. No development shall commence until such time as a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:
  - Wheel wash facilities for construction vehicles;
  - Arrangements for temporary construction access;
  - Contractor and construction worker car parking;
  - Turning facilities during the remediation and construction phases;
  - Details of on-site storage facilities;

The development shall be carried out in accordance with the approved Construction Environmental Management Plan.

10. No part of the development hereby approved shall be occupied until details of the means of storage and collection of refuse generated by the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location of storage and the means of enclosure. The bin storage arrangements for each dwelling shall be implemented in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.
11. 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. Foul and surface water shall be drained on separate systems and in the event of surface water draining to the public surface water sewer, details of the flow rate and means of control shall be submitted. The scheme shall include details of on-going management and maintenance of the surface water drainage system to be installed. The development shall be completed in accordance with the approved details and retained and maintained as such thereafter.

12. None of the dwellings hereby approved shall be occupied until details indicating that the development shall achieve Secured By Design status have been submitted to and approved in writing by the Local Planning Authority. The crime prevention measures shall be implemented in accordance with the approved details, prior to the first occupation of any of the dwellings and the development shall be retained as such thereafter.
13. No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless otherwise agreed in writing with the Local Planning Authority.
14. No development, other than site clearance and site compound set up, shall commence until such time as 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 (including controlled waters) 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.

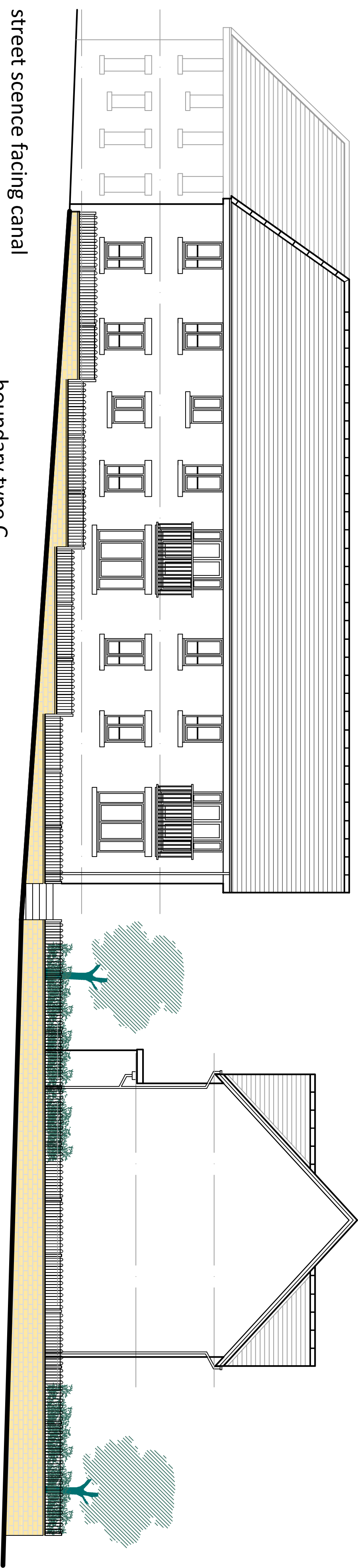
15. Any windows above ground level in any of the following elevations of the development hereby approved (as identified on the approved proposed site plan) shall be fitted with obscured glazing (to meet the requirements of Pilkington Level 3 as a minimum) and shall be fixed shut below a height of 1.7 metres above the internal floor level of the rooms that they serve:
  - first floor windows in the north eastern elevation of plot 8
  - first floor windows in the southern elevation of the apartment building

The development shall be retained as such thereafter.

16. No development shall commence until an Environmental Construction Method Statement detailing how pollution of the Canal adjacent to the western boundary of the site is to be avoided during the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

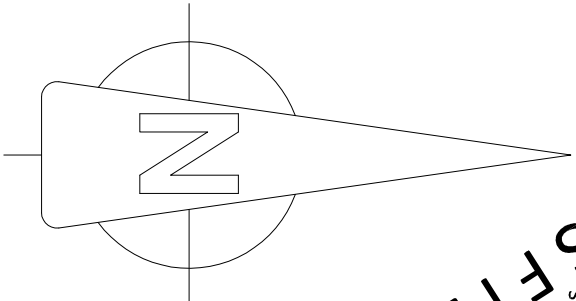
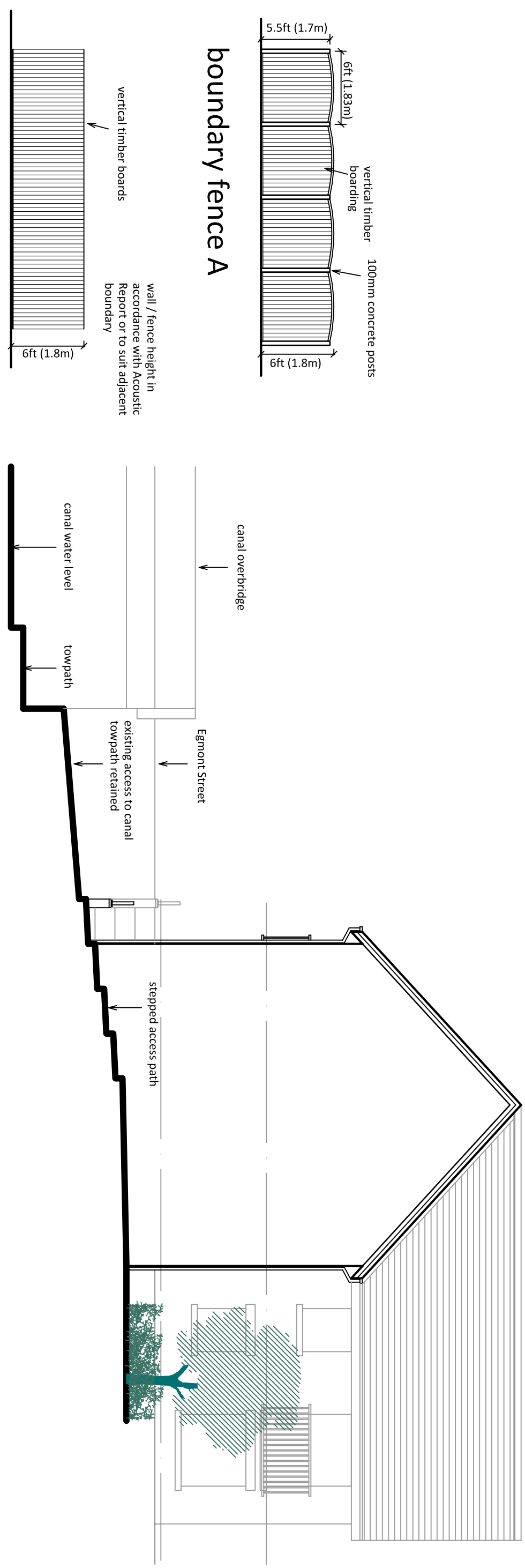
17. No development shall commence until an acoustic assessment has been undertaken on the development site and has been submitted to and approved in writing by the Local Planning Authority. The assessment shall take account of all local noise sources that may affect the development, including noise from deliveries to and from adjacent commercial uses (including the wood recycling plant), activity in the service yards and any plant and machinery associated with those uses. The assessment shall detail the measures considered necessary to mitigate the impact of the identified noise sources and shall include manufacturer's specifications and scaled plans of the measures to be installed. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
18. Prior to the occupation of any part of the development hereby approved, visibility splays shall be provided on both sides of the site access where it meets the footway. The visibility splays shall measure 2.4metres along the edge of the site access and 2.4 metres along the footway. It must be clear of anything higher than 600mm above ground level. The visibility splays shall be retained as such thereafter.
19. No development shall commence until scaled plans detailing the existing and proposed ground levels on the site and the finished floor and ridge levels of the dwellings (with reference to a fixed datum point) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
20. Prior to the first occupation of any of the dwellings hereby approved, details of a scheme for external lighting to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a scale plan indicating the location of the lighting to be installed, a LUX contour plan indicating the levels of light spillage and scaled elevations of lighting columns/supporting structures. The external lighting scheme shall be implemented in accordance with the approved details prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
21. The development shall be carried out in accordance with the mitigation measures detailed in the Flood Risk Assessment submitted with the planning application and shall be retained as such thereafter.
22. No development above ground level shall commence until details of secured cycle storage to serve the dwellings hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall indicate that space for 1 bicycle to be stored within each apartment and that space shall be provided for secured cycle storage within each of the dwellings. The cycle storage shall be implemented in accordance with the approved details and retained as such thereafter.





street scene facing canal

boundary type C  
coursed stone to match dwellings  
and black powder coated steel railings



A map of the Huddersfield Narrow Canal area. The canal is shown as a red line running diagonally from the bottom left towards the top right. To the left of the canal is the 'CANAL TOWPATH'. To the right of the canal is the 'HUDDERSFIELD NARROW CANAL'. A dashed line runs parallel to the canal, labeled 'approximate line of combined sewer'. A solid line runs parallel to the canal, labeled 'existing canal towpath access to be retained'. A dashed line runs parallel to the canal, labeled 'stamped pedestrian access path'. A north arrow is located in the top right corner of the map.

Planning application boundary - contents edged red - 0.6 Acres or thereabouts

## key

FRL - Finished road level  
ERL - Existing road level  
FFL - Finished floor level

## planting


Proposed trees to be a mixture of:

1. Field Maple	<i>Acer Campestre</i>
2. Silver Birch	<i>Betula Pendula</i>
3. Horn beam	<i>Carpinus Betulas Fastigiata</i>
4. Rowan	<i>Sorbus Aucuparia</i>

Proposed shrubs / hedgerow's to be a mixture of Holly, Beech and Hawthorns. (To be planted at a density of 3 No. per m<sup>2</sup> and in accordance with specialist advice)

Drawing to be read in conjunction with house type and apartments drawings, no'd 3134/18, 19, 20, 21 & 28 as amended

PROPOSED SITE LAYOUT



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@ A1


Drawn by SD

Checked by

Dwg. No.

Date 2017

3134/17N



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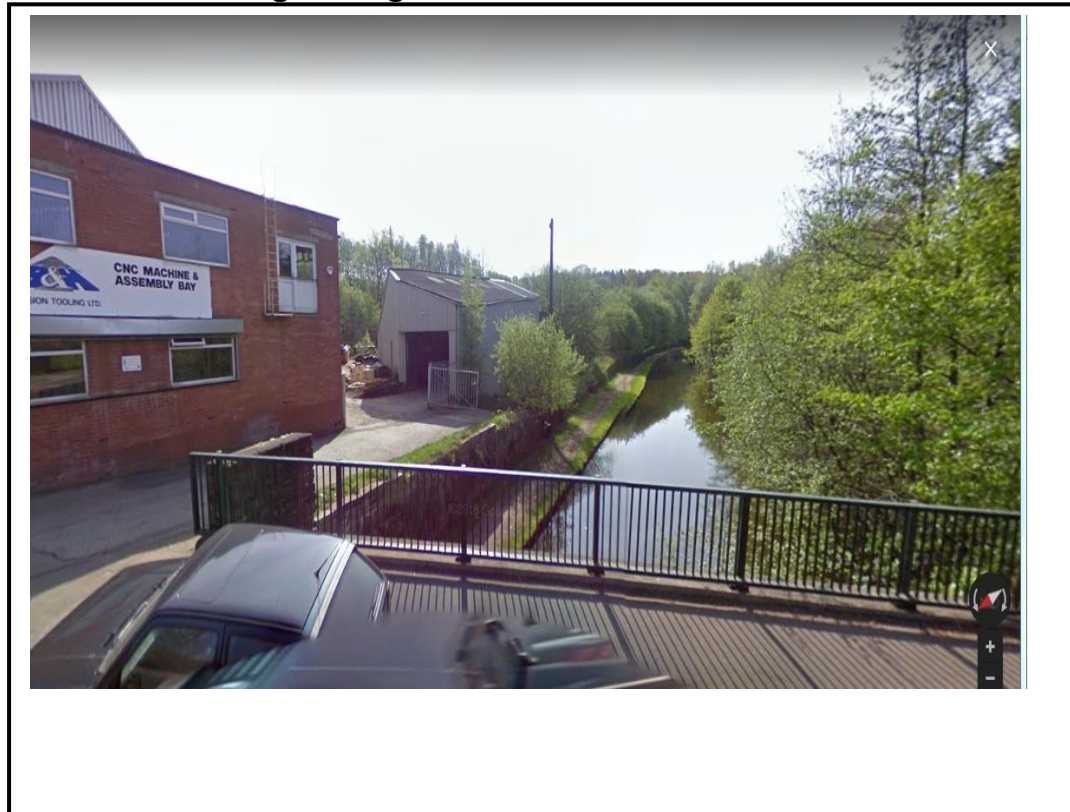


**Application Number: 19/00062/FUL Egmont Street, Mossley**

**Photo 1 – view looking northwards towards the site from Egmont Street.**



**Photo 2 – view looking southwards along the western boundary of the site from the bridge on Egmont Street.**



**Photo 3 – view looking south westwards from the entrance to the canal towpath adjacent to the north western corner of the site.**



**Photo 4 – looking northwards along Egmont Street from the north western corner of the site.**





**Photo 5 – view of the existing building and neighbouring property at 60 Egmont Street, which is adjacent to the north eastern corner of the application site.**



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**Application Number** 18/01091/REM

<b>Proposal</b>	Reserved matters application for the demolition of the existing industrial buildings on the site and the erection of 14 dwellings (8 townhouses and a block of 6 apartments)
<b>Site</b>	Unit 14 Glover Centre Egmont Street Mossley
<b>Applicant</b>	McKay Homes Ltd
<b>Recommendation</b>	Grant planning permission subject to conditions
<b>Reason for report</b>	A Speakers Panel decision is required because the application constitutes major development.

## **1. APPLICATION DESCRIPTION**

- 1.1 The applicant seeks approval of the reserved matters following the granting of outline planning permission (ref. 17/00949/OUT) for the erection of 14 dwellings on the site, in the form of 8 dwellings and 6 apartments in one block in the north western corner of the site. The applicant seeks approval for the appearance, scale and the landscaping of the development following the granting of the principle of development and the access and layout of the scheme at the outline stage.
- 1.2 The applicant has provided the following documents in support of the planning application:
  - Planning Statement;
  - Design and Access Statement
  - Sustainability Statement

## **2. SITE & SURROUNDINGS**

- 2.1 The application site is occupied by buildings and hardstanding associated with the previous industrial use of the land. A brick building with a profile sheet roof fronts onto Egmont Street on the northern boundary, with smaller structures in the central and southern parts of the site. The Huddersfield Narrow Canal runs adjacent to the western boundary of the site, with a dense belt of trees running the length of the eastern boundary.

## **3. RELEVANT PLANNING HISTORY**

- 3.1 19/00062/FUL - Variation of condition 3 (approved plans) of planning permission 17/00949/OUT to alter the layout of the proposed development (relating to the position of the apartment building and some of the dwellinghouses within the development) – recommended for approval (a separate item on this agenda).
- 3.2 16/01163/OUT - Outline Application (access only) attached to 0.63Ha of land for proposed residential development including access from Cheshire Street (the application site included the land that is the subject of 17/00949/OUT and additional land to the south) – resolution to approve at June 2017 meeting of Speakers Panel – subsequently withdrawn
- 3.3 13/00169/OUT – Proposed Residential Development - approved
- 3.4 07/00050/OUT - Proposed Residential Development – approved

#### **4. RELEVANT PLANNING POLICIES**

4.1 National Planning Policy Framework (NPPF)

4.2 Planning Practice Guidance (PPG)

4.3 **Tameside Unitary Development Plan (UDP) Allocation**  
Unallocated, within the settlement of Mossley.

#### **4.4 Part 1 Policies**

1.3: Creating a Cleaner and Greener Environment.

1.4: Providing More Choice and Quality Homes.

1.5: Following the Principles of Sustainable Development

1.6: Securing Urban Regeneration

1.10 Protecting and Enhancing the Natural Environment

1.12: Ensuring an Accessible, Safe and Healthy Environment

#### **4.5 Part 2 Policies**

H1: Housing Land Provision

H2: Unallocated Sites.

H4: Type, size and affordability of dwellings

H5: Open Space Provision

H7: Mixed Use and Density (Density being relevant to this proposal)

H10: Detailed Design of Housing Developments

OL4: Protected Green Space

OL7: Potential of Water Areas

OL10: Landscape Quality and Character

T1: Highway Improvement and Traffic Management.

T10: Parking

T11 Travel Plans

T13: Transport Investment

C1: Townscape and Urban Form

N1b: National Nature Conservation Sites

N2: Locally Designated Nature Conservation Sites

N3: Nature Conservation Factors

N4: Trees and Woodland

N5: Trees Within Development Sites.

N6: Protection and Enhancement of Waterside Areas

N7: Protected Species

MW11: Contaminated Land

MW14 Air Quality

U3: Water Services for Developments

U4 Flood Prevention

U5 Energy Efficiency

#### **4.6 Other Policies**

Greater Manchester Spatial Framework - Publication Draft October 2019;

The Greater Manchester Combined Authority (GMCA) has consulted on the draft Greater Manchester Spatial Framework Draft 2019 ("GMSF") which shows possible land use allocations and decision making policies across the region up to 2038. The document is a material consideration but the weight afforded to it is limited by the fact it is at an early stage in its preparation which is subject to unresolved objections.

Residential Design Supplementary Planning Document; and,  
Trees and Landscaping on Development Sites SPD adopted in March 2007.



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

Section 2: Achieving sustainable development

Section 5: Delivering a sufficient supply of homes

Section 8 Promoting healthy and safe communities

Section 11: Making efficient use of land

Section 12: Achieving well designed places

Section 15: Conserving and enhancing the Natural Environment

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

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

### **5. PUBLICITY CARRIED OUT**

- 5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement. This is in addition to a site notice and press notice.

### **6. RESPONSES FROM CONSULTEES**

- 6.1 Borough Tree Officer: Raises no objections to the proposals. Details of the proposed landscaping scheme should be secured by condition.
- 6.2 United Utilities: No objection to the proposed development subject to conditions relating to the details of foul and surface water drainage (including management of maintenance of sustainable drainage systems to be installed) being attached to any approval.
- 6.3 Greater Manchester Ecological Unit (GMEU): No objections to the proposals subject to the imposition of a condition requiring the submission and approval of an Environmental Construction Method Statement, including details of how pollution of the Canal waters is to be avoided during the construction phase of the development.
- 6.4 Borough Contaminated Land Officer: Recommends that a standard contaminated land condition is attached to any planning approval granted for development at the site, requiring the submission and approval of an assessment into potential sources of contamination and a remediation strategy.
- 6.5 Borough Environment Health Officer: Raises no objections to the proposed development subject to the imposition of conditions limiting the hours of works and deliveries during the construction process, requiring the submission and approval of bin storage arrangements serving the development and the approval of a soundproofing scheme to mitigate the impact of noise associated with adjacent uses on the residential amenity of the future occupants of the development.
- 6.6 Local Highway Authority: Raises no objections to the proposals subject to the imposition of conditions requiring the laying out (and retention free from obstruction thereafter) of the car parking spaces prior to the first occupation of the development, the retention of pedestrian visibility splays on either side of the proposed access arrangements, the submission of a survey of the condition of the highway and the submission of a Construction Environment Management Plan prior to the commencement of development.

- 6.7 Greater Manchester Police (Design Out Crime Officer): (comments on the Impact Statement submitted with the outline application) – no objection in principle subject to further details being provided at the reserved matters stage.
- 6.8 Environment Agency: No objections to the proposals subject to a condition securing compliance with the mitigation measures detailed in the Flood Risk Assessment submitted with the planning application.
- 6.9 Mossley Town Council: No comments received. The Town Council did consider the originally approved outline planning application and declared that they had no comments to make.
- 6.10 Natural England – no objections to the proposals following the submission of indicative drainage proposals which suggest that the site is capable of being drained in a manner that would not result in an adverse impact on the ecological value of the Canal, which is a designated Site of Special Scientific Interest.
- 6.11 Canal and Rivers Trust (C&RT) – following amendments to the layout of the proposed development, including the relocation of the bin store and the revision to the proposed boundary treatment along the boundary with the Canal, the C&RT acknowledge that the scheme has improved from original submission. Some concerns remain regarding the management of the land between the western edge of the apartment building and the Canal towpath, some of which is within the red line boundary, some is not. The C&RT do acknowledge that this matter could be covered by a planning condition for land within the red line site area.

## **7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

- 7.1 No third party representations have been received.

## **8. ANALYSIS**

- 8.1 The principle of development was established through the granting of outline planning permission. That consent also approved the layout and the means of accessing the development. Those matters are therefore not being revisited at this stage.
- 8.2 The outline permission is subject to a Section 106 Agreement which secures financial contributions towards highway safety and off site green space enhancement schemes. The issue of contributions is therefore not to be revisited at this reserved matters stage.
- 8.3 The plans submitted with the reserved matters application indicate that the means of access would remain as approved at the outline stage, with minor revisions to the layout. Those revisions are the subject of planning application ref. 18/01069/FUL which is on this agenda and is also recommended for approval by officers. On the basis that the variation to the previously approved plans is approved, the issues to be assessed in the determination of this planning application are:
- 1) Whether the scale and appearance of the development reflects the character of the surrounding area.
  - 2) Whether the scale and appearance of the development would preserve the amenity of neighbouring properties
  - 3) Whether the proposed hard and soft landscaping schemes are acceptable

## **9. SCALE & APPEARANCE**

- 9.1 In terms of scale and massing, the apartment building is considered to be appropriate within the context of the layout approved at the outline stage. The two storey height of this element of the scheme would correspond with the development proposed on the opposite side of the Canal (application ref. 18/01069/FUL seeks planning permission for the development of land to the south west, which would also include 2 storey development facing the Canal). The surrounding area is also characterised by development of predominantly two storeys and the correspondence with the proposed development on the opposite side of the Canal would contribute to the regeneration of the wider area.
- 9.2 In relation to the appearance of the apartment building, there would be a number of window openings at both ground and first floor level in the south western elevation, with two Juliette balconies at first floor level. This design approach would ensure an active frontage to the Canal, providing surveillance of the tow path. The proposal would also ensure an active frontage is presented to Egmont Street, resulting in an outward facing scheme that would ensure a positive redevelopment of the site in views of the streetscene. The window openings in the outward facing elevations have been amended to a taller, narrow design, which is considered to better reflect the characteristics of traditional industrial development and would therefore enhance the Canalside environment.
- 9.3 The gable features on the front elevations of the dwellinghouses would give these buildings a vertical emphasis. The scale of these units is considered to be appropriate, given the fact that these buildings would be set back from the entrance to the development from Egmont Street. The front gable features would also provide a common feature across the different house types within the scheme, providing a cohesive appearance to the development as a whole.
- 9.4 The appearance of the dwellings would present relatively uniform elevations across the different house types, which would reflect the regular and relatively plain form of traditional terraced properties on Egmont Street to the north east and on Cheshire Street to the east.
- 9.5 Details of the materials to be used in the construction of the external surfaces of the buildings and all hard landscaping will be required to be submitted and approved under condition 4 of the outline planning permission.
- 9.6 Following the above assessment, the proposals are considered to be of a scale and appearance that would reflect the character of the site and the surrounding area.

## **10. RESIDENTIAL AMENITY**

- 10.1 The separation distance between the south western boundary of the site and the corresponding boundary of the site on the opposite side of the Canal would be approximately 24 metres. The current planning application for development on that neighbouring site (Ref. 18/01069/FUL) proposes a 2 storey development would face the boundary with the Canal. Given the height of the two proposals, it is considered that the separation distance to be retained would exceed the requirements of the Residential Design Guide (RDG) where elevations with habitable room windows face each other.
- 10.2 Given the oblique relationship and the extent of the separation distance to be retained, it is considered that the scale or appearance of the proposed apartment building would not result in an adverse impact on the amenity of the properties on the opposite side of Egmont Street, to the north east of the site.
- 10.3 The northern gable elevation of plot 8 would face the rear boundary of no. 60 Egmont Street to the north east of the site. That elevation would be blank and given the oblique

relationship between the two properties, the separation distance to be retained would be sufficient to ensure no unreasonable overshadowing would occur to that neighbouring property.

- 10.4 The revision to the layout as originally approved at the outline stage has resulted in plot 1 being positioned closer to the southern gable elevation of the apartment building. To ensure that there would be no adverse impact on the amenity of the future occupiers of that property, the internal layout has been revised to ensure that unreasonable overshadowing of habitable room windows would be avoided.
- 10.5. Whilst the position of the apartment building has also been slightly revised, 21 metres would be retained between the north eastern elevation of the apartments and the corresponding front elevations of units 4-8. Whilst there would be accommodation above first floor level within the dwellings, the main access area and parking for the apartment building would be located within the intervening distance. It is therefore considered that the amenity of the future occupiers of the affected units in that relationship would be adequately preserved therefore, as the relationship would be comparable with a situation where properties front either side of a street, where the RDG only requires 14 metres separation between elevations.
- 10.6 In relation to the internal space to be provided, each of the apartments comfortably exceeds the 61 square metres required to meet the national technical standards for 2 bed units for occupation by 3 people. Some of the bedrooms fall slightly short of the 11.5 square metres floor area required for double bedrooms. However, all of the smaller bedrooms across the development meet the 7.5 square metres required for a single room and a number significantly exceed this minimum requirement. It is therefore considered that the amenity of the future occupants of the apartments would be adequately preserved.
- 10.7 The semi-detached units at plots 4, 5, 7 and 8 and the detached units at plots 1 and 6 would exceed the minimum internal space requirements for development with 3 floors of accommodation, containing 4 bedrooms for occupation by 5 people. The dwellings would have 111.4 square metres of internal space compared to the 103 square metres required to meet the national standards. Whilst 2 of the first floor bedrooms in each unit would fall below the requirement in relation to the size of single bedrooms, one would comfortably exceed the minimum size and bedroom 1 in each unit would be 4 square metres larger than the minimum space required for a double room. It is therefore considered that the amenity of the future occupants of those units would be adequately preserved.
- 10.8 Plots 2 and 3 would take the form of semi-detached units, which would exceed the minimum internal space requirement of 84 square metres for 3 bedroomed units over 2 storeys for occupation by 4 people. One of the single rooms in each unit would be below the minimum requirement for a single room but the other would significantly exceed 6.5 square metres. Inclusive of the en-suite bathroom, the largest bedrooms would meet the size requirements for double bedrooms. It is therefore considered that the amenity of the future occupants of these units would be adequately preserved.
- 10.9 Following the above assessment, it is considered that the scale and appearance of the buildings would not result in an adverse impact on the residential amenity of any of the neighbouring properties, or the future occupants of the development.

## **11. LANDSCAPING SCHEME**

- 11.1 The scheme proposes the planting of 2 Silver Birch, 1 Field Maple and 1 Rowan tree in the area of green space adjacent to the entrance to the development, with hedgerows to be planted to demarcate either side of the access. The hedgerows to be planted in a number of public areas within the development would be a mix of Holly, Beech and Hawthorn. The

Borough Tree Officer has not raised any objections to the proposals and it is considered that the proposed soft landscaping incorporates sufficient planting of appropriate native species to enhance the appearance of the development.

- 11.2 In relation to hard landscaping, the scheme proposes to cover driveways with block paving and natural stone paving would be placed around the perimeter of the buildings. The natural stone surface would provide a hard treatment to the space between the western edge of the apartment building and the boundary of the site adjacent to the tow path. A pedestrian link would be provided, allowing access to the towpath from the development in the amended scheme. Subject to the details of the specification and colour finish of the hardstanding to be installed being submitted and approved, as per the requirements of condition 4 of the outline planning permission, the proposed hardstanding scheme is considered to be acceptable.

## **12. OTHER MATTERS**

- 12.1 The Canal and Rivers Trust raised concerns regarding the use and maintenance of the strip of land between the western elevation of the apartments and the Canal towpath beyond the western boundary of the site. The amended layout provides for a direct pedestrian link from the development to the Canal tow path and the Section 106 Agreement attached to the outline planning permission requires details of the management of all areas of public realm within the scheme to be approved.
- 12.2 The scheme has been amended to improve the quality of the boundary treatment along the sensitive western boundary of the site. The revised scheme proposes a stepped treatment along that boundary in the form of black metal railings mounted on coursed stone walls, rising to its tallest point along the western boundary of the rear garden space associated with the dwelling at plot 1. This treatment is considered to be a significant improvement on the original proposal, in which close boarded fencing would have provided the treatment along the full extent of the boundary of plot 1.
- 12.3 In relation to crime impact, condition 12 on the outline planning permission requires the submission and approval of crime prevention measures to ensure that the development achieves Secured by Design status. Greater Manchester Police (GMP) has not raised any concerns regarding the design of the scheme or the orientation of the buildings. GMP has commented that the height of shrub planting should not exceed 1 metre and tree canopies should not fall below 2 meters above ground level. to allow appropriate surveillance. Given the orientation of the buildings and the fact that all public areas within the scheme and the adjacent towpath are overlooked by habitable room windows, this requirement is considered not to be necessary to make the scheme acceptable in planning terms.
- 12.4 Given the close proximity of the development to a designated feature of ecological value, it is considered reasonable to attach a condition requiring biodiversity enhancement measures to be secured as part of the development, in addition to the soft landscaping measures proposed. Such a condition is attached to the recommendation.
- 12.5 Natural England initially requested that further information be provided in relation to how surface and foul water are to be drained from the development, to ensure that there is no adverse impact on the ecological value of the Canal, which is designated nationally as a Site of Special Scientific Interest (SSSI) and locally as a Site of Biological Importance (SBI).
- 12.6 The applicant has provided indicative details of these proposals which demonstrate that, in principle, surface and foul water connections can be made to the main sewerage network without requiring attenuation measures that would affect the Canal. Condition 11 of the outline planning permission requires the submission and approval of a detailed drainage strategy to serve the development but the indicative scheme is considered sufficient to

address Natural England's concern that drainage from the site should not impinge on the biodiversity value of the Canal.

- 12.7 Condition 16 of the outline planning permission requires the submission and approval of a Construction Method Statement detailing how pollution of the Canal will be avoided during the construction phase of the development. As such, this condition does not need to be re-applied at this reserved matters stage.

### **13. CONCLUSION**

- 13.1 It is considered that the scale and appearance of the development would have a positive impact on the character of the site and surrounding area and would not result in an unreasonable impact on the residential amenity of neighbouring properties. The proposed hard and soft landscaping scheme is considered to be appropriate, as are the boundary treatments, following the amendment to introduce railings along the full extent of the boundary running parallel with the canal.
- 13.2 There are no objections to the proposals from the statutory consultees in relation to the scale, appearance and landscaping of the development, which are the only matters to be determined at this reserved matter stage.
- 13.3 The application is therefore considered to accord with the relevant national and local planning policies listed earlier in this report.

### **14. RECOMMENDATION**

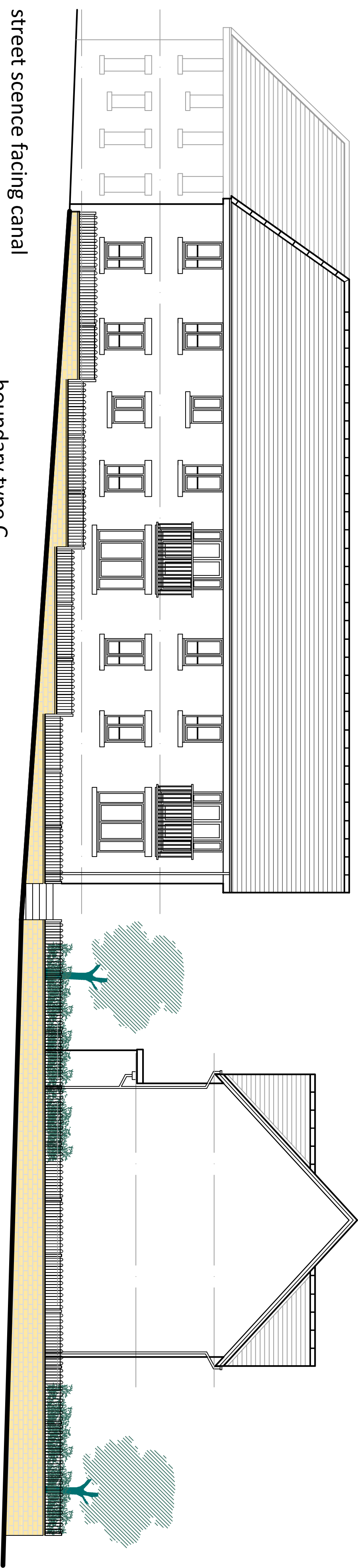
Grant planning permission, subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plans:
  - 1:1250 Site location plan (Drawing no. 3134/15A)
  - Proposed site plan (Drawing no. 3134/17N)
  - Proposed apartments plans and elevations (Drawing no. 3134/21B)
  - Proposed plans and elevations for plot 6 (Drawing no. 3134/18) (insofar as it relates to plot 6 only)
  - Proposed plans and elevations for plot 1 (Drawing no. 3134/28)
  - Proposed plans and elevations plots 2 & 3 (Drawing no. 3134/20)
  - Proposed plans and elevations plots 4, 5, 7 & 8 (Drawing no. 3134/19)
2. The hard and soft landscaping scheme to serve the development shall be implemented in accordance with the details indicated on approved plan ref. 3134/17N prior to the first occupation of any part of the development hereby approved. The materials used in the hard landscaping scheme shall match those approved to discharge condition 4 of planning permission 19/00062/FUL. The hard landscaping shall be retained as such thereafter.
3. The approved scheme of soft landscaping shall be implemented before the first occupation of any part of the development. Any newly planted trees or plants forming part of the approved scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species.

4. No development above ground level shall commence until details of Biodiversity enhancement measures to be installed as part of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the installations and scaled plans showing their location within the development. The approved enhancement measures shall be installed in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

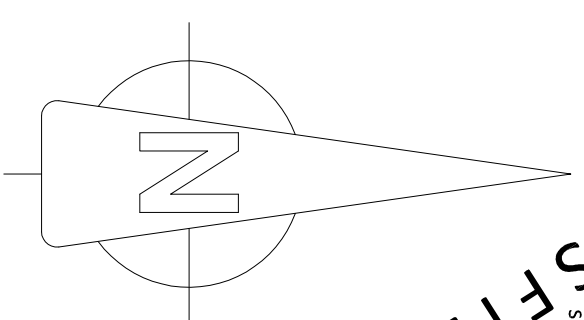
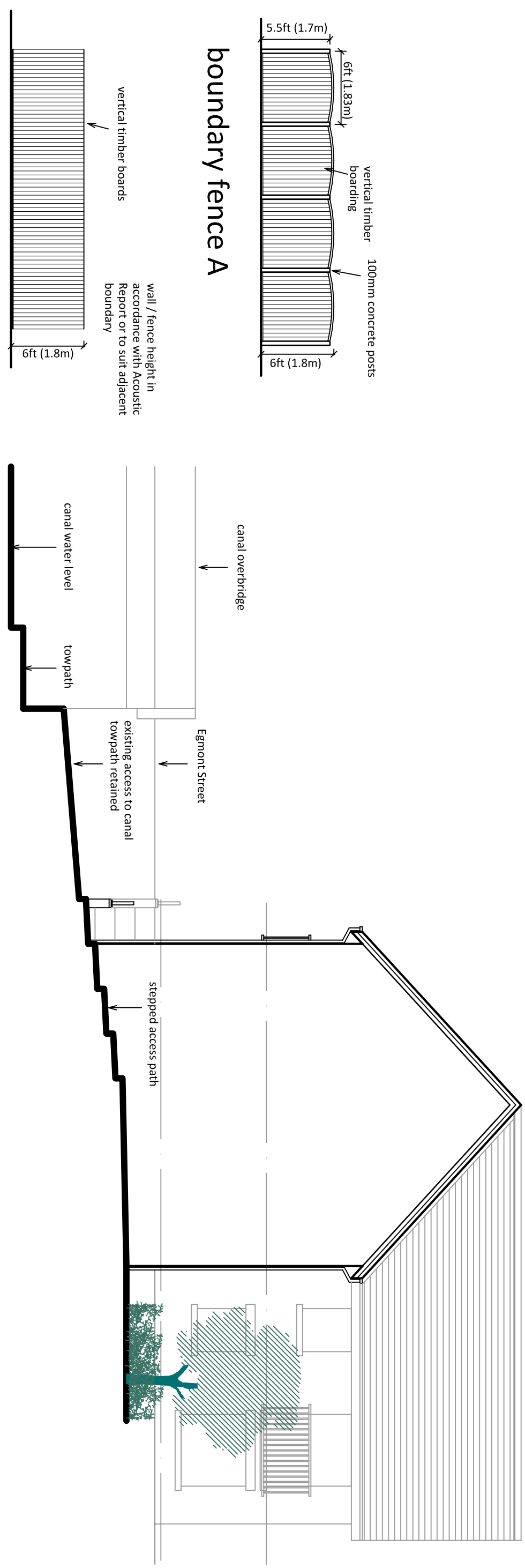
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street scene facing canal

boundary type C  
coursed stone to match dwellings  
and black powder coated steel railings



Planning application boundary - contents edged red - 0.6 Acres or thereabouts

## key






FRL - Finished road level  
ERL - Existing road level  
FFL - Finished floor level

## planting

Proposed trees to be a mixture of:

1. Field Maple	<i>Acer Campestre</i>
2. Silver Birch	<i>Betula pendula</i>
3. Horn beam	<i>Carpinus Betulas 'Fastigiata'</i>
4. Rowan	<i>Sorbus Aucuparia</i>

Proposed shrubs / hedgerow's to be a mixture of Holly, Beech and Hawthorns. (To be planted at a density of 3 No. per m<sup>2</sup> and in accordance with specialist advice)

	Access road - tarmacadam
	Apartments parking - tarmacadam
	Access road footpaths - tarmacadam
	Driveways - block paving
	

Drawing to be read in conjunction with house type and apartments drawings, no'd 3134/18, 19, 20, 21 & 28 as amended

**PROPOSED SITE LAYOUT**

**Chartered Surveyors & Estate Agents**  
Established 1788  
46 Wellington Road,  
Ashted, Upton, Wyrley Old 60Q.  
[www.cordingleys.co.uk](http://www.cordingleys.co.uk)

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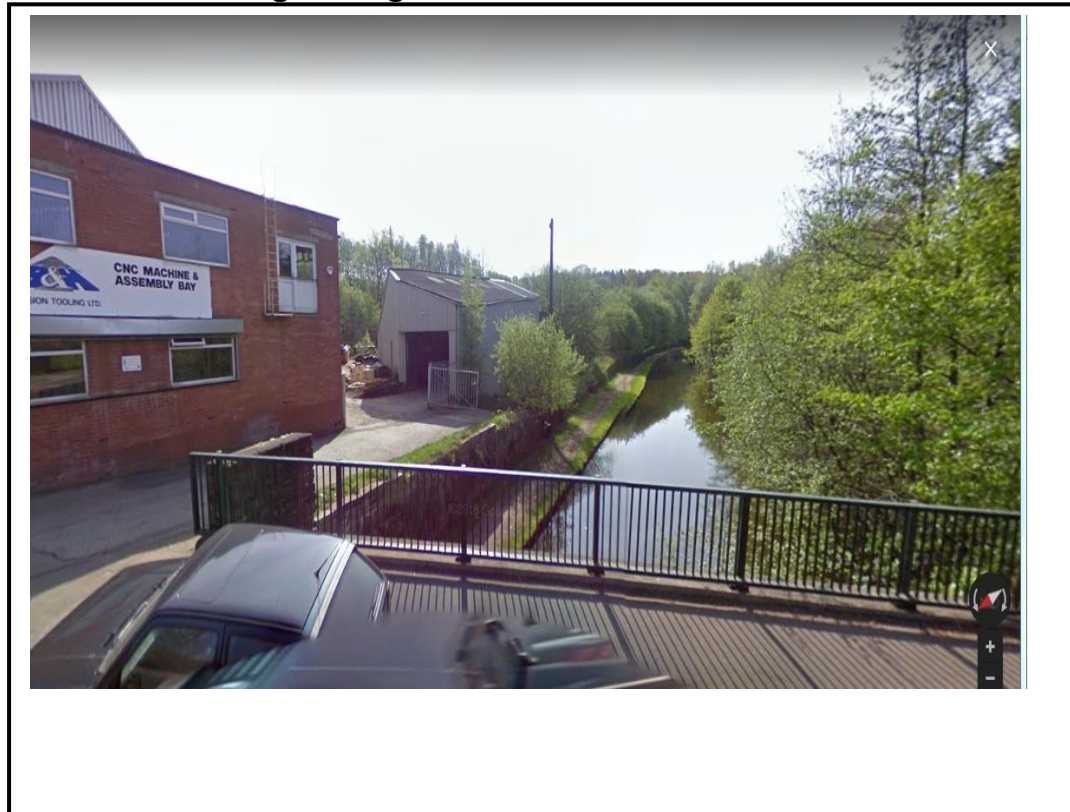


**Application Number: 18/01091/REM Egmont Street, Mossley**

**Photo 1 – view looking northwards towards the site from Egmont Street.**



**Photo 2 – view looking southwards along the western boundary of the site from the bridge on Egmont Street.**



**Photo 3 – view looking south westwards from the entrance to the canal towpath adjacent to the north western corner of the site.**



**Photo 4 – looking northwards along Egmont Street from the north western corner of the site.**

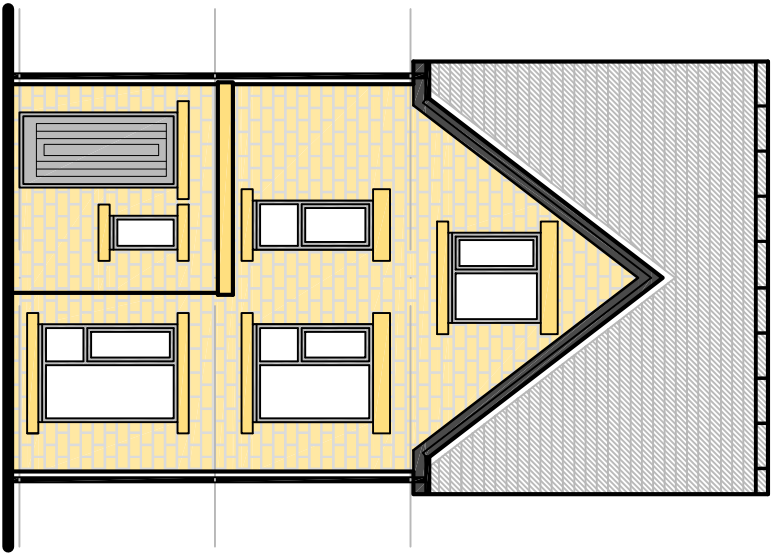




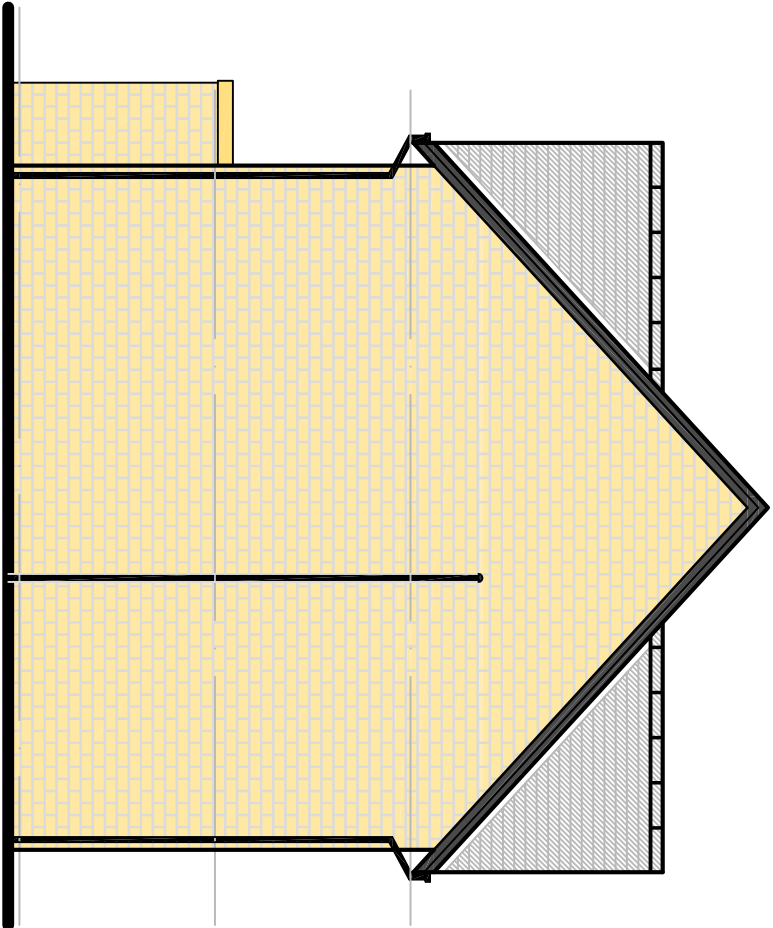
**Photo 5 – view of the existing building and neighbouring property at 60 Egmont Street, which is adjacent to the north eastern corner of the application site.**



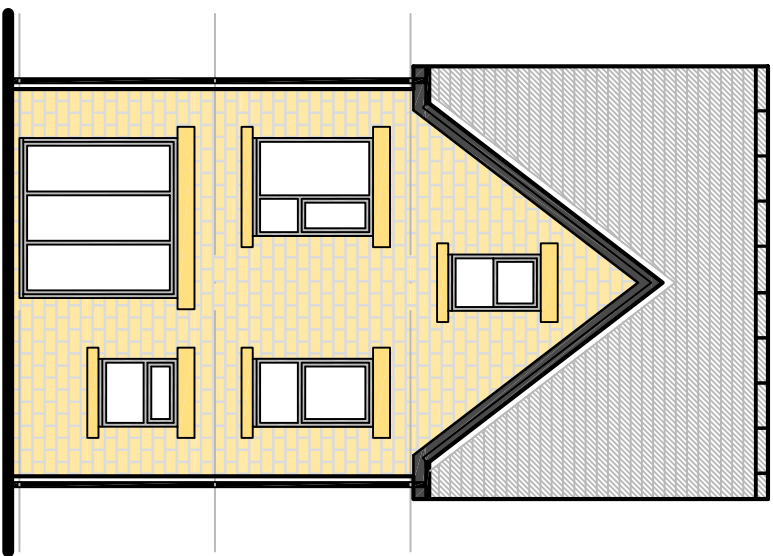
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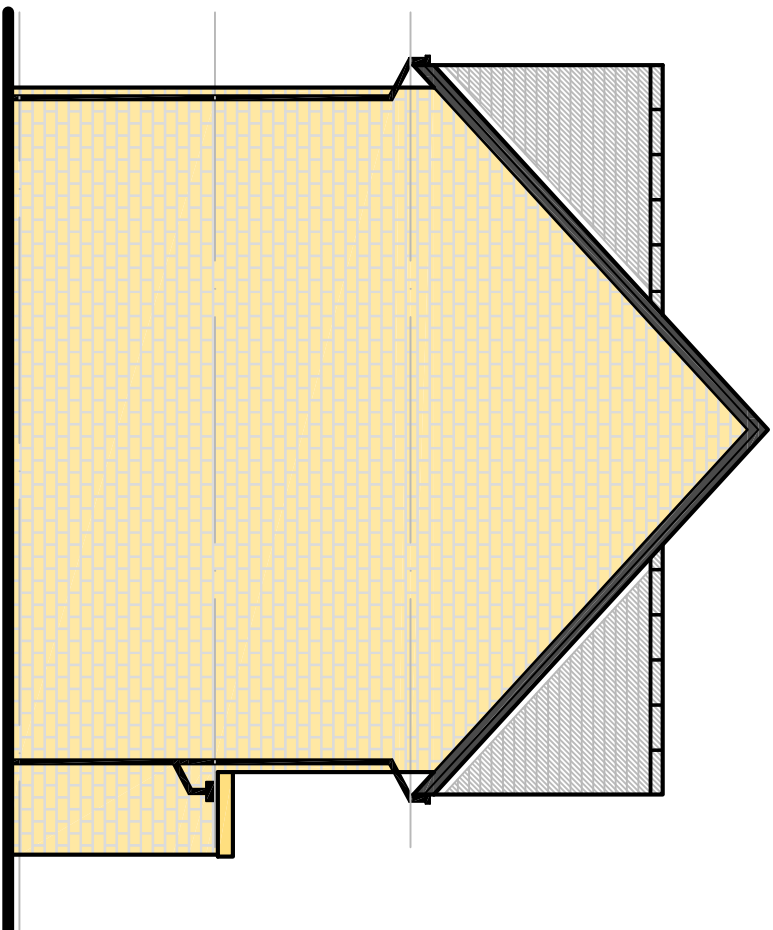
front elevation



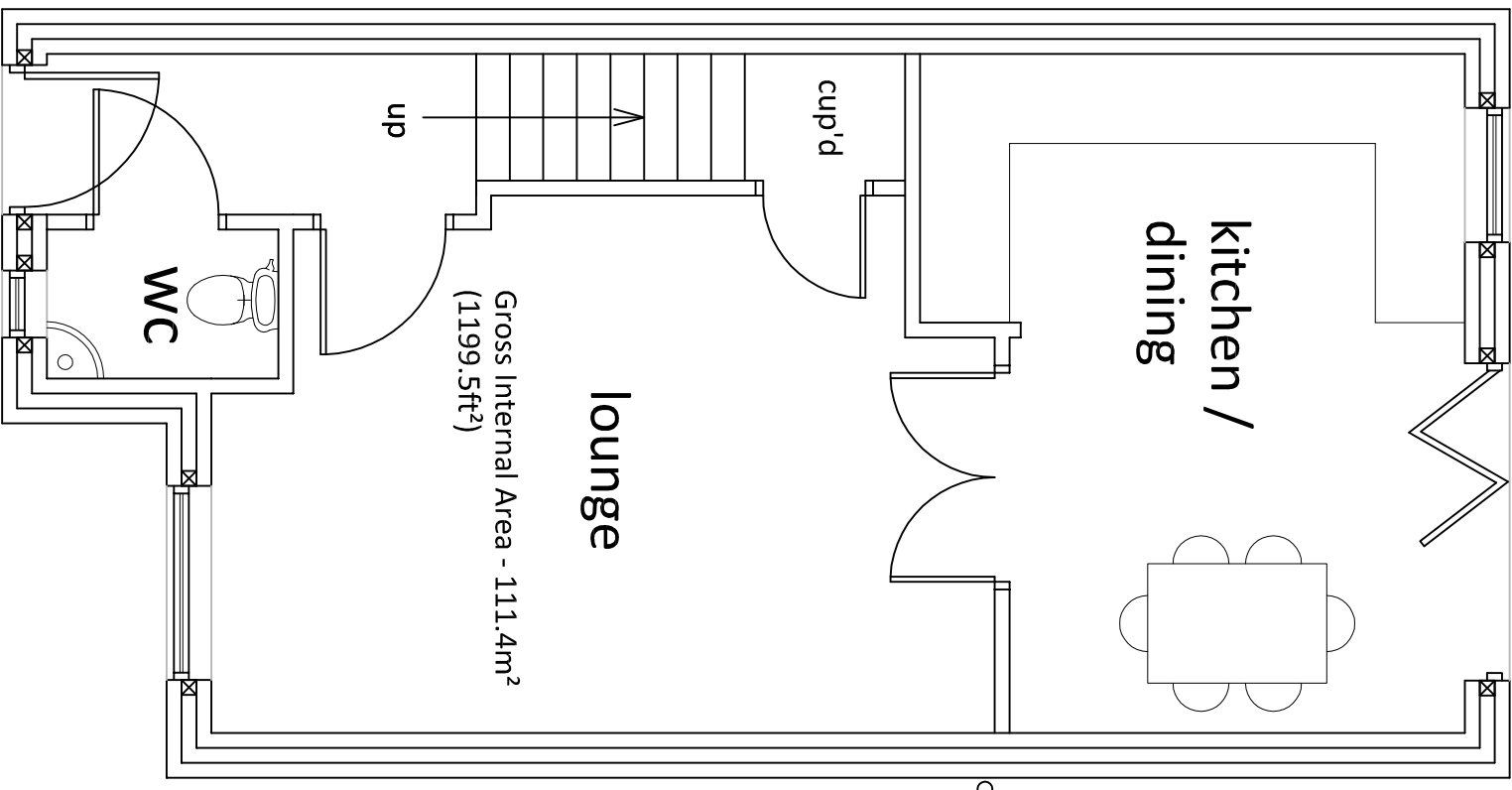
side elevation



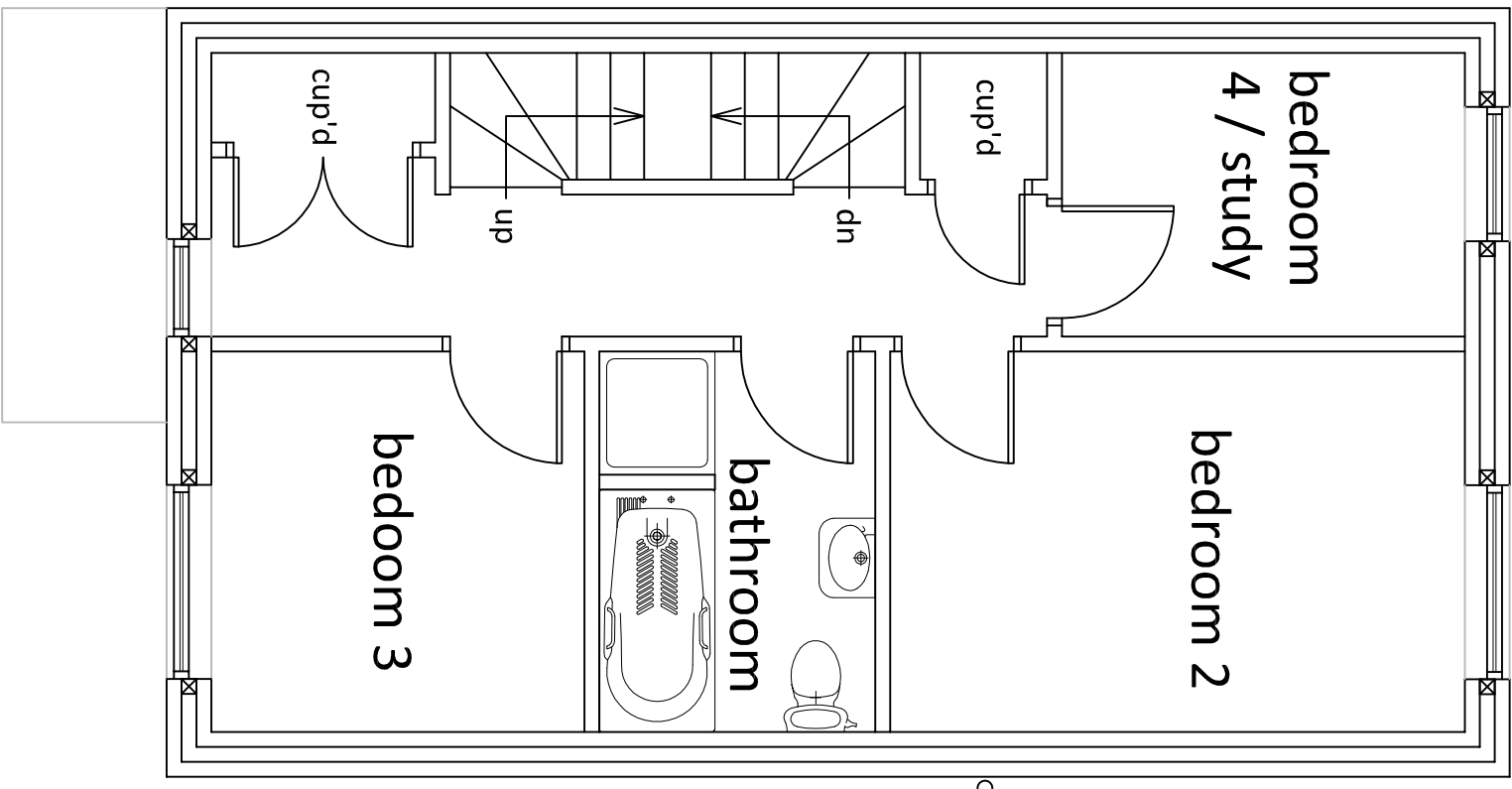
rear elevation



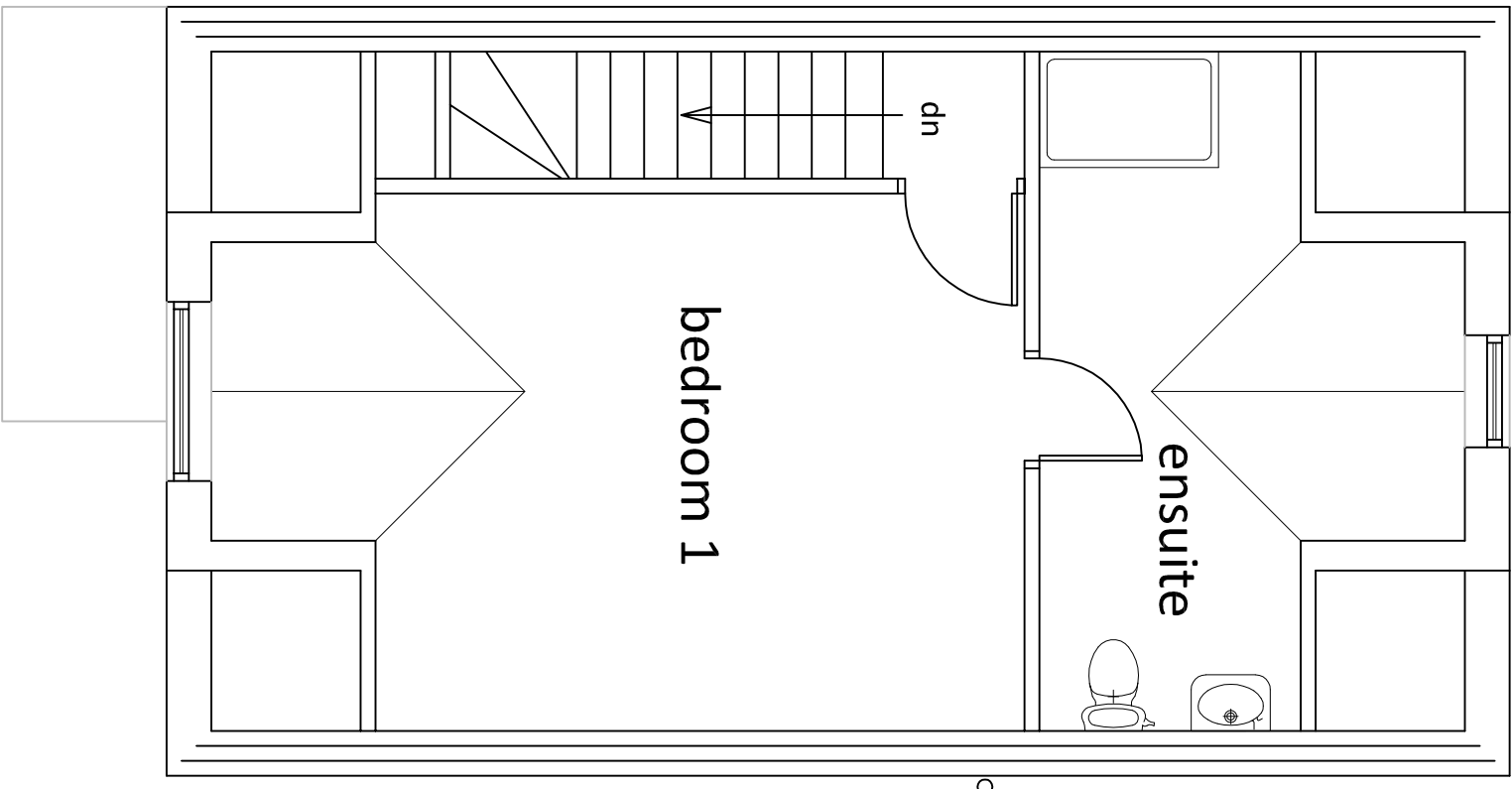
side elevation



ground floor



first floor

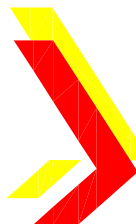


second floor

**Proposed Materials Schedule**

- Walls** - Coursed artificial stone with artificial stone dressings to openings
- Roofs** - Charcoal Marley Modern smooth face concrete interlocking tiles
- Fenestration** - Anthracite Grey RAL 7004 Double glazed Upvc windows and composite entrance doors
- Drainage Goods** - Black Upvc square profiled gutters and square section rainwater down pipes. Black Upvc soil pipes
- Joinery** - Black Upvc fascias, soffits and verges

Revision		Client
MCKAY HOMES LTD		
Project		Drawn by
Land at Egmont Street, Mossley		ANN
FOUR BED DETACHED PLOTS 1 & 6		NOV 2018
Scale		Drawg. No.
1 : 50 & 1 : 100 @ A1		3134/18



**Cordingleys**

Chartered Surveyors & Estate Agents

48 Wellington Road, Ashton-under-Lyne OL6 6DQ

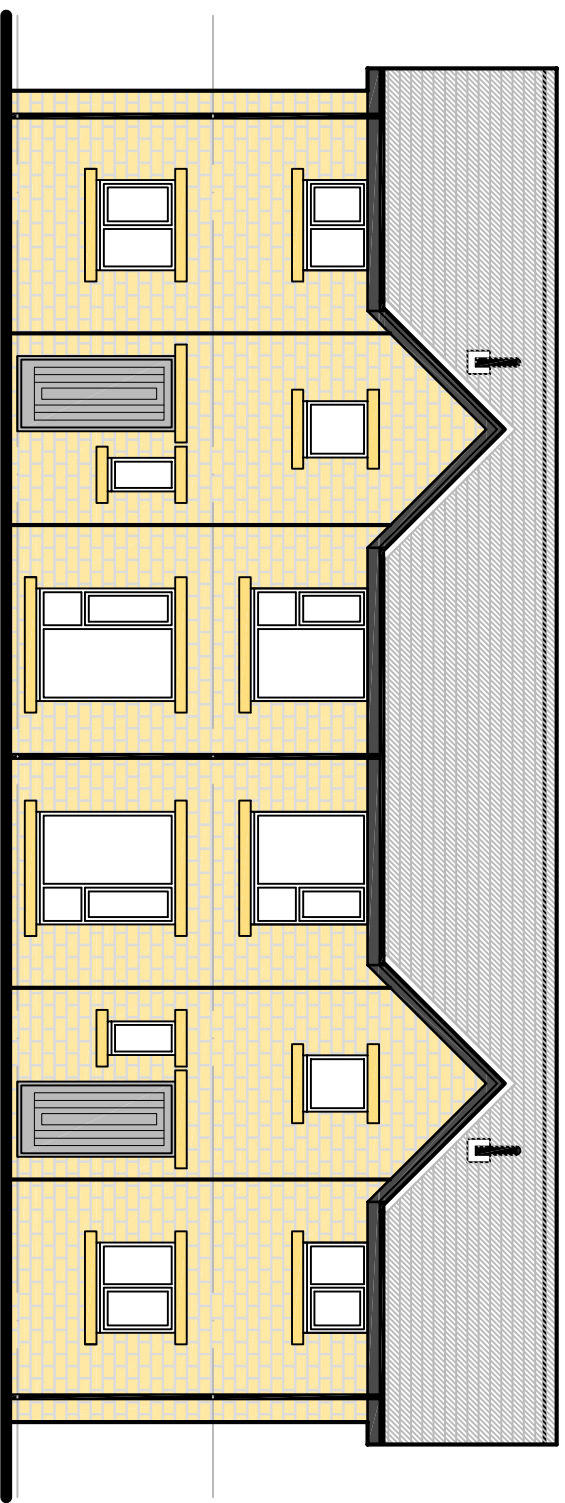
Professional Services

T: 0161 330 9032 F: 0161 330 9030

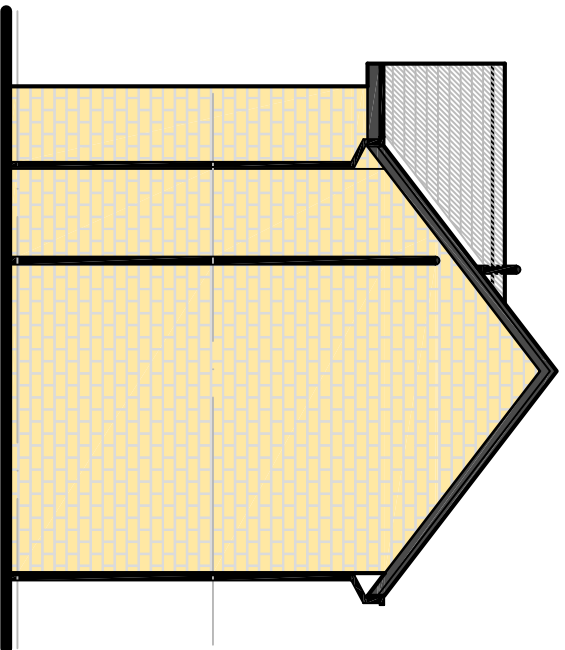
www.cordingleys.co.uk

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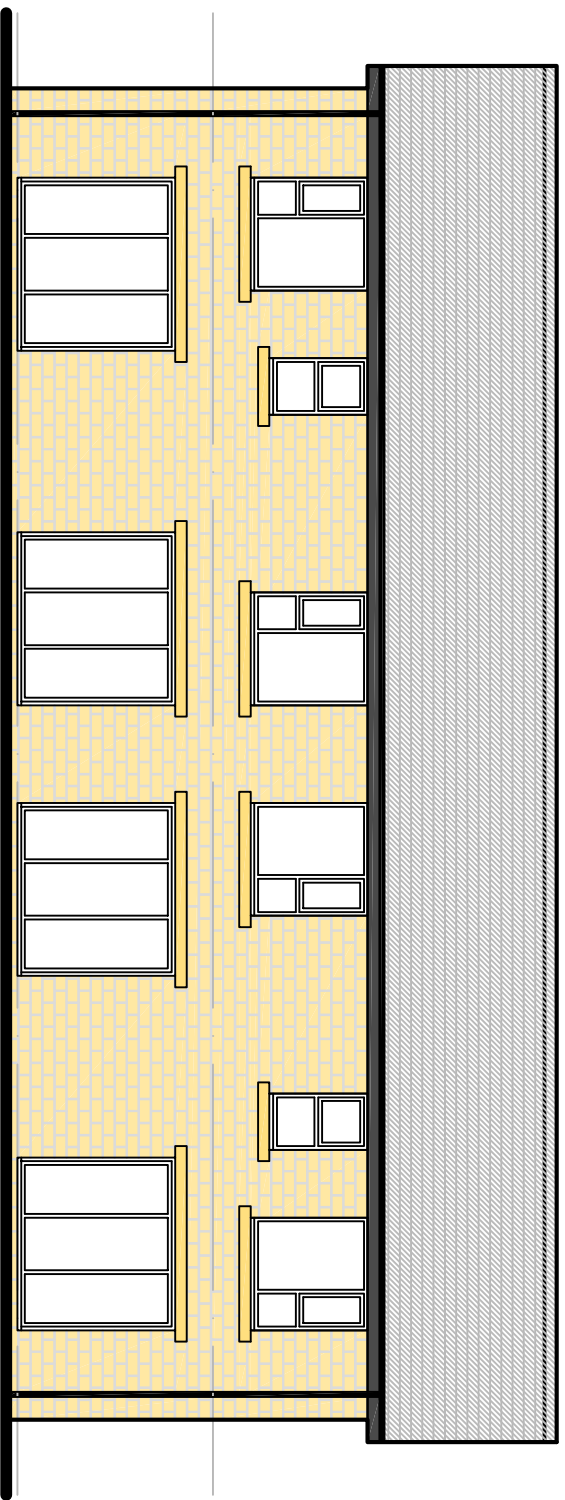




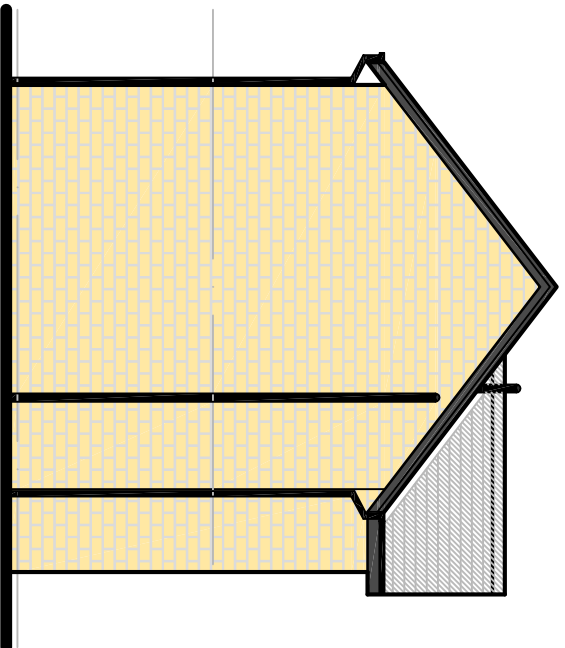
front elevation



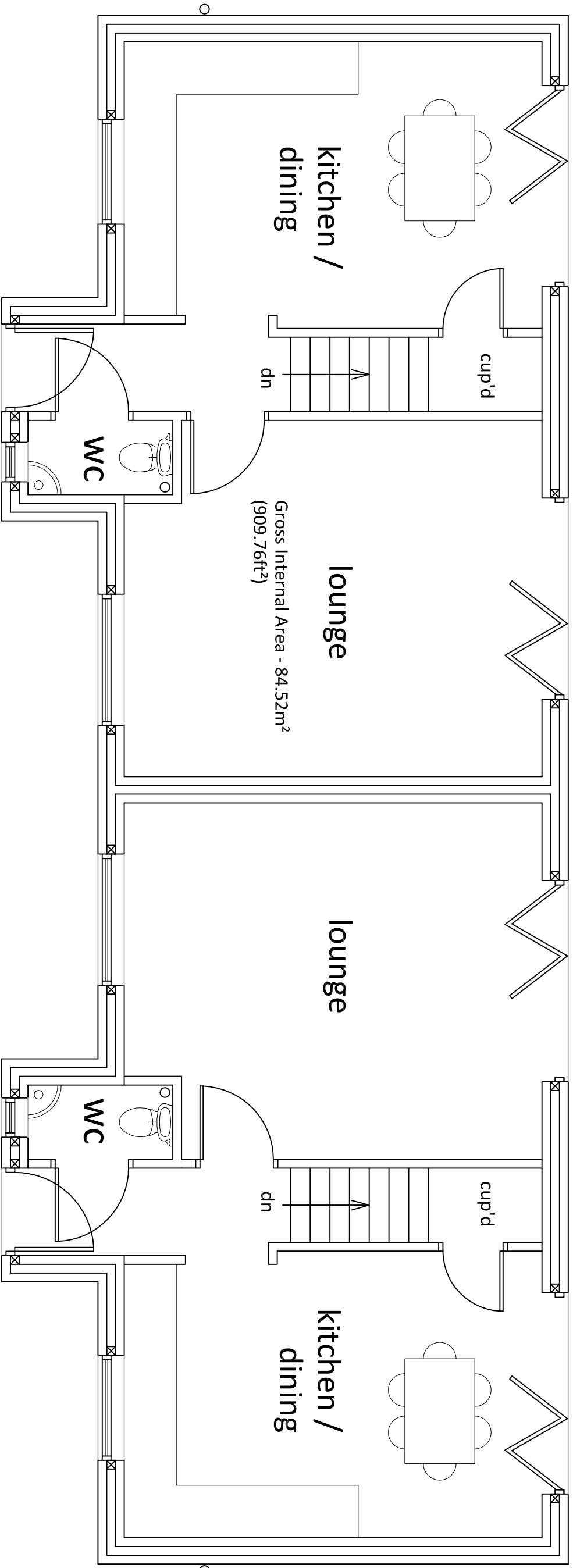
side elevation



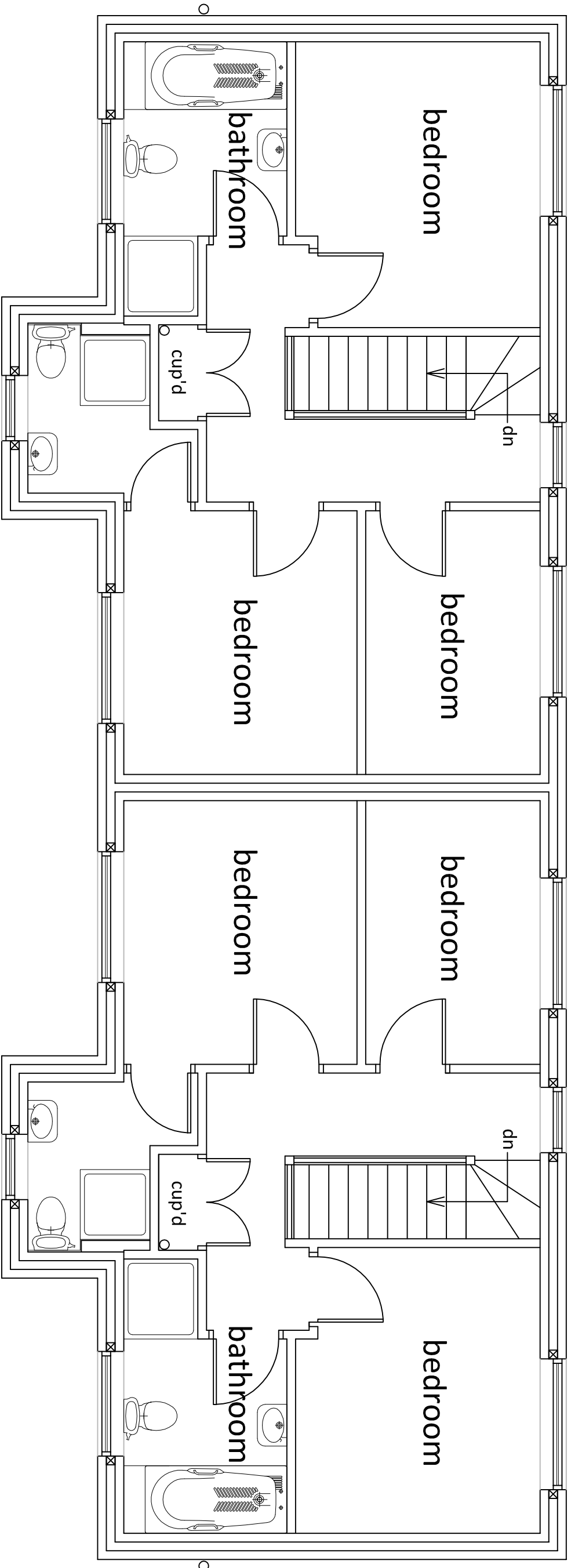
rear elevation



side elevation

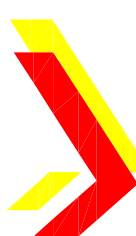


ground floor

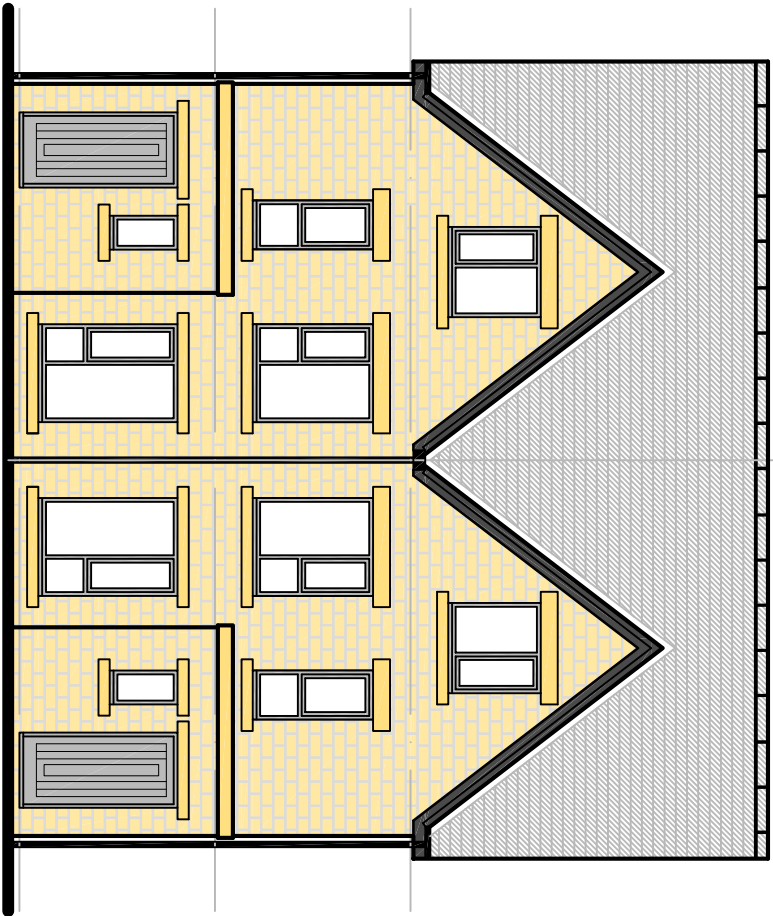


first floor

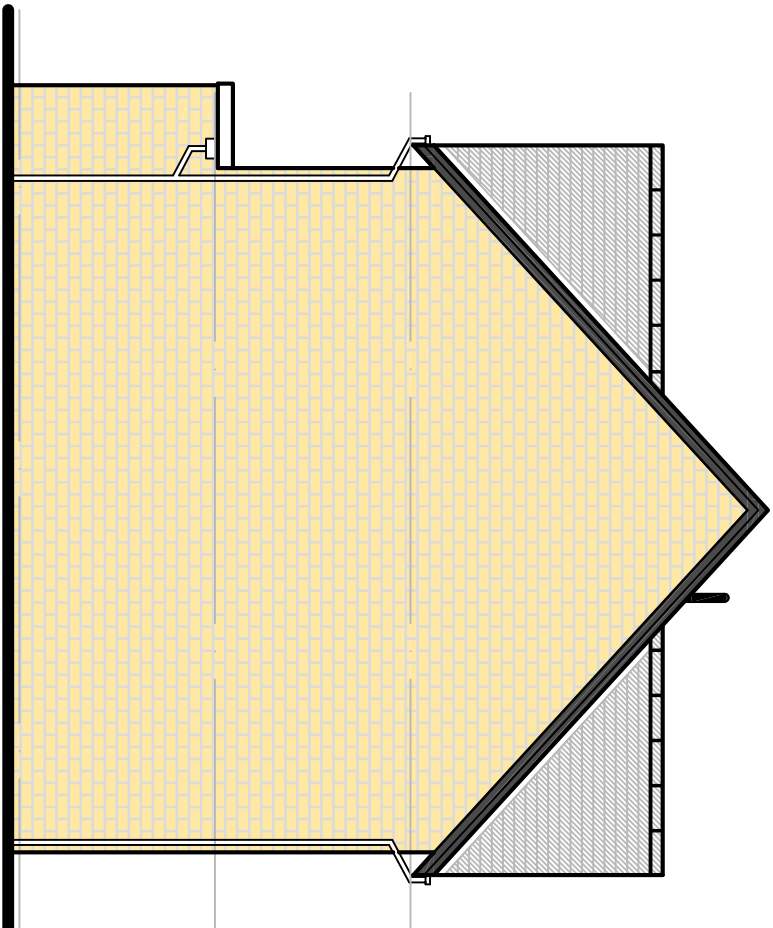
- Proposed Materials Schedule**
- Walls** - Coursed artificial stone with artificial stone dressings to openings
  - Roofs** - Charcoal Marley Modern smooth face concrete interlocking tiles
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  - Joinery** - Black Upvc fascias, soffits and verges

Revision	Client	Project	Scale	Drawn by	Checked by	Drawg. No.
	MCKAY HOMES LTD	Land at Egmont Street, Mossley THREE BED SEMI DETACHED PLOTS 2 & 3	1 : 50 & 1 : 100 @ A1	ANN	ANN	3134/20
<div><div><b>Cordingleys</b></div><div><div>Chartered Surveyors &amp; Estate Agents</div><div>48 Wellington Road</div><div>Ashton-under-lyne OL6 6DQ</div><div>T: 0161 330 0020</div><div>F: 0161 330 0021</div><div>www.cordingleys.co.uk</div></div><div><div>ESTATE AGENTS</div><div>T: 0161 330 0020</div><div>F: 0161 330 0021</div><div>www.mckayhomes.co.uk</div></div></div>						

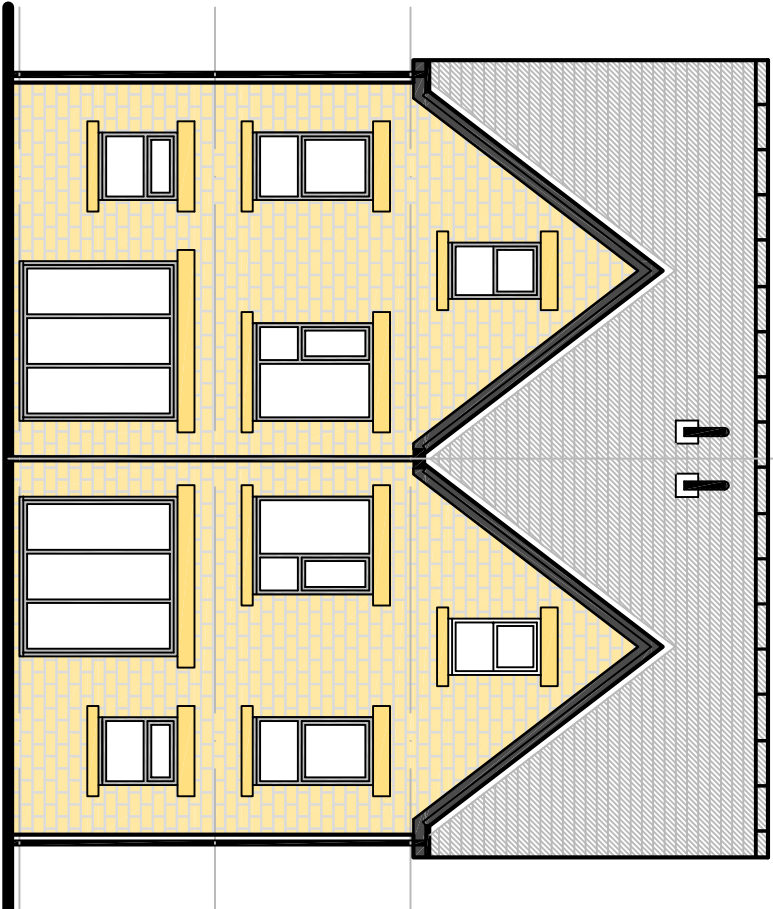
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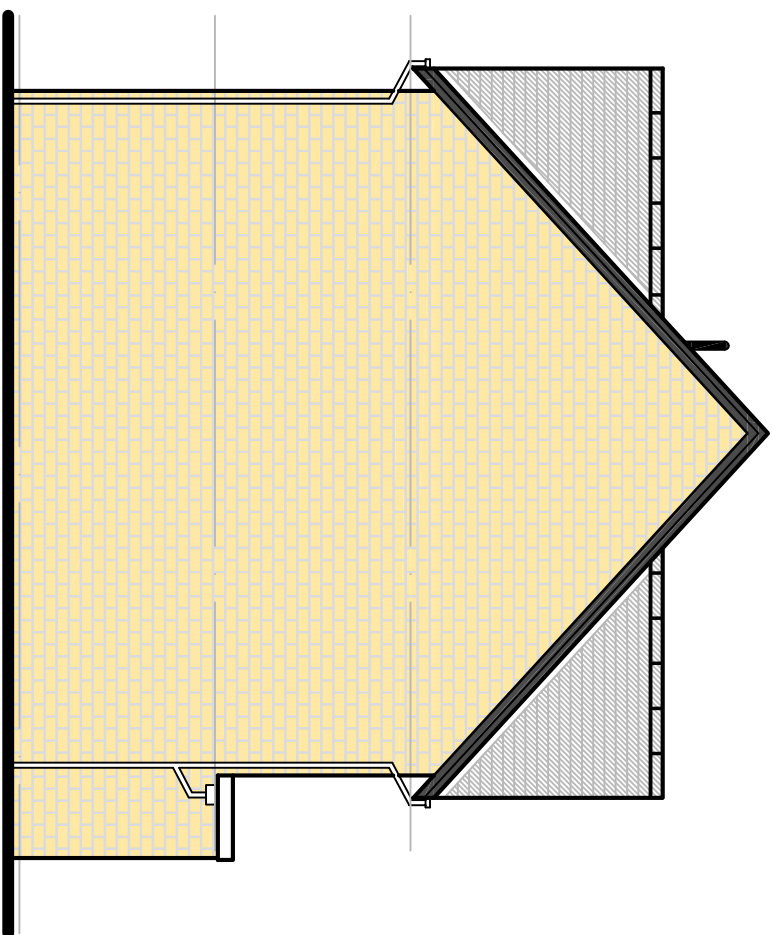
front elevation



side elevation

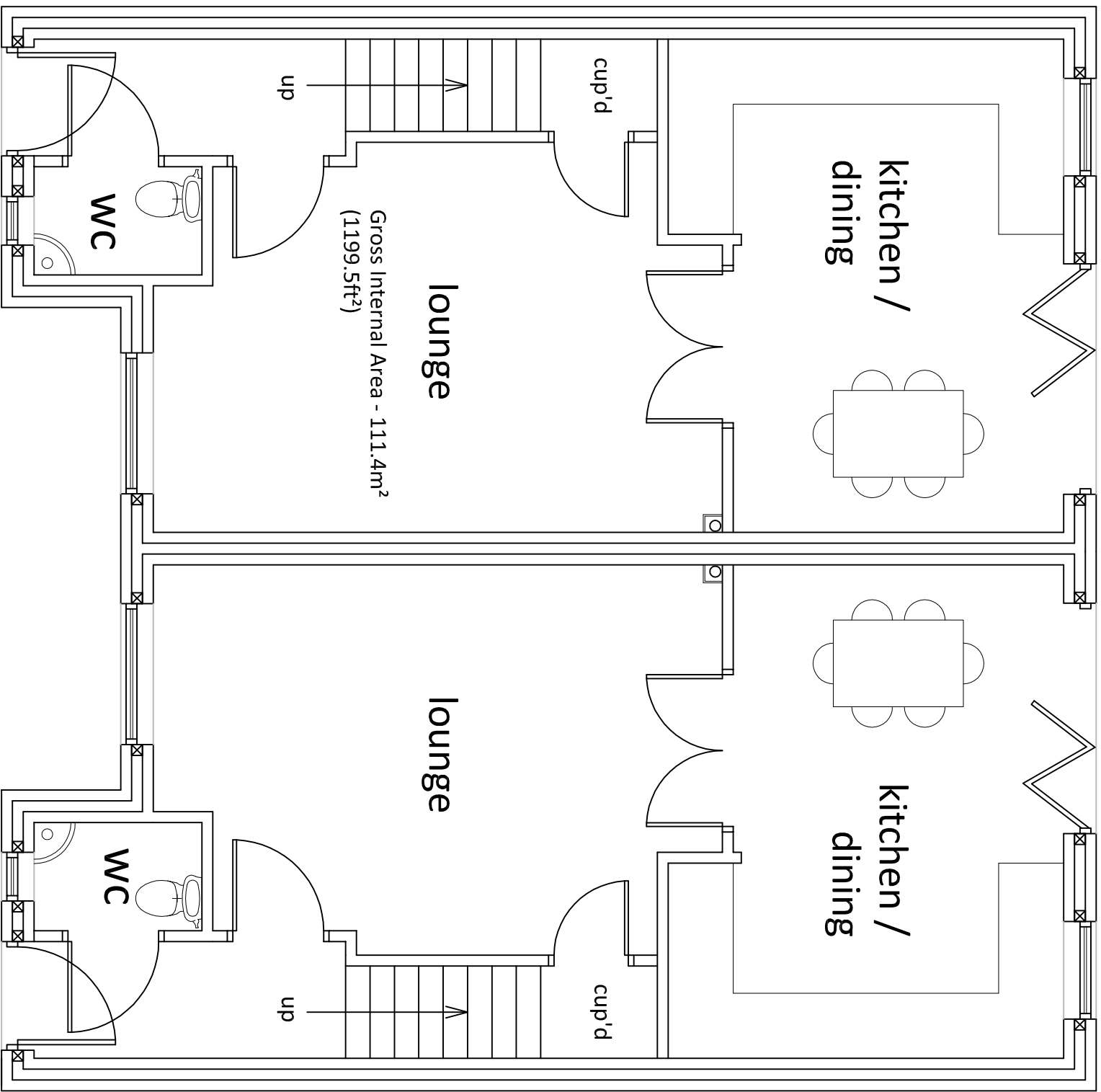


rear elevation

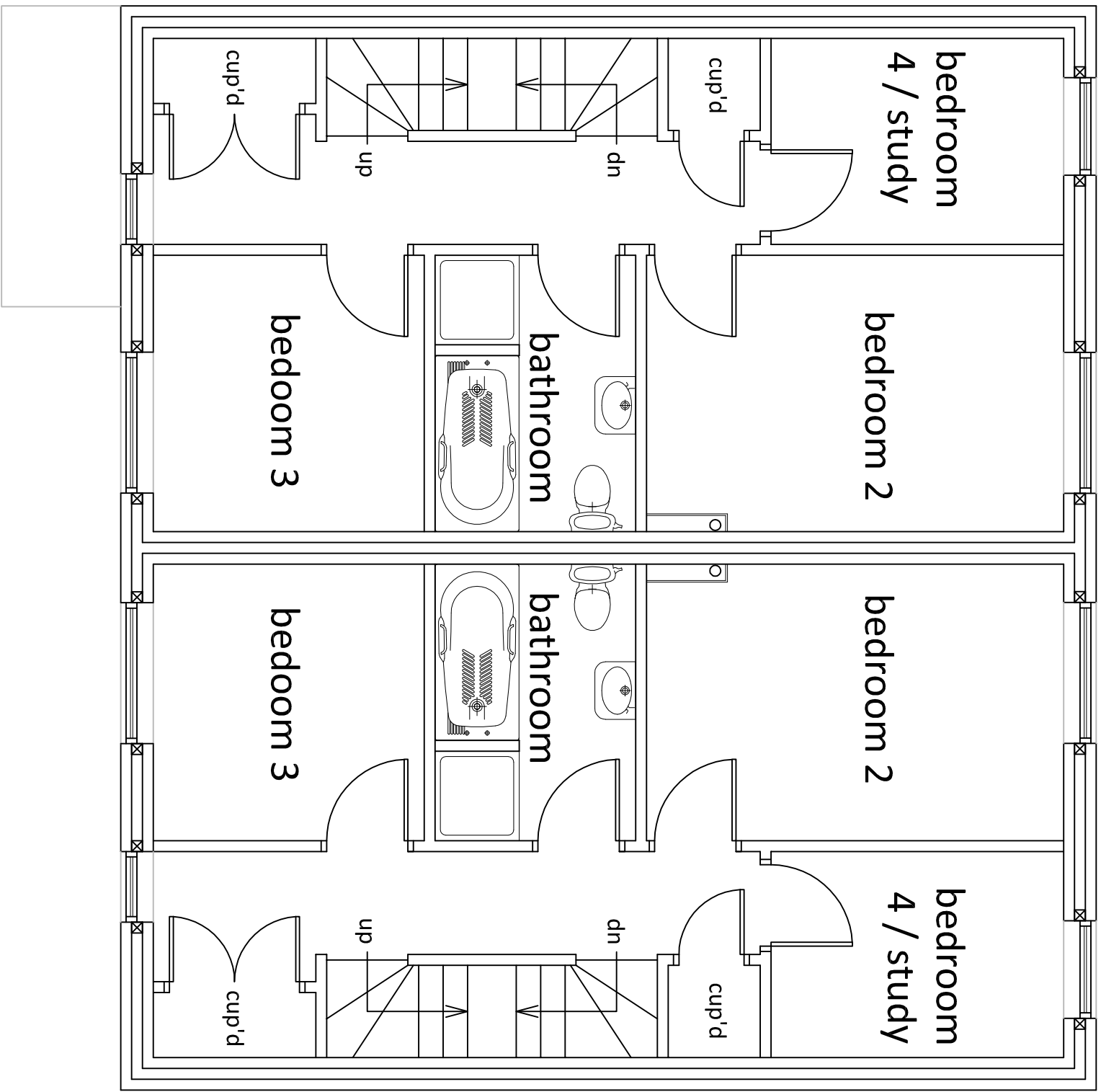


side elevation

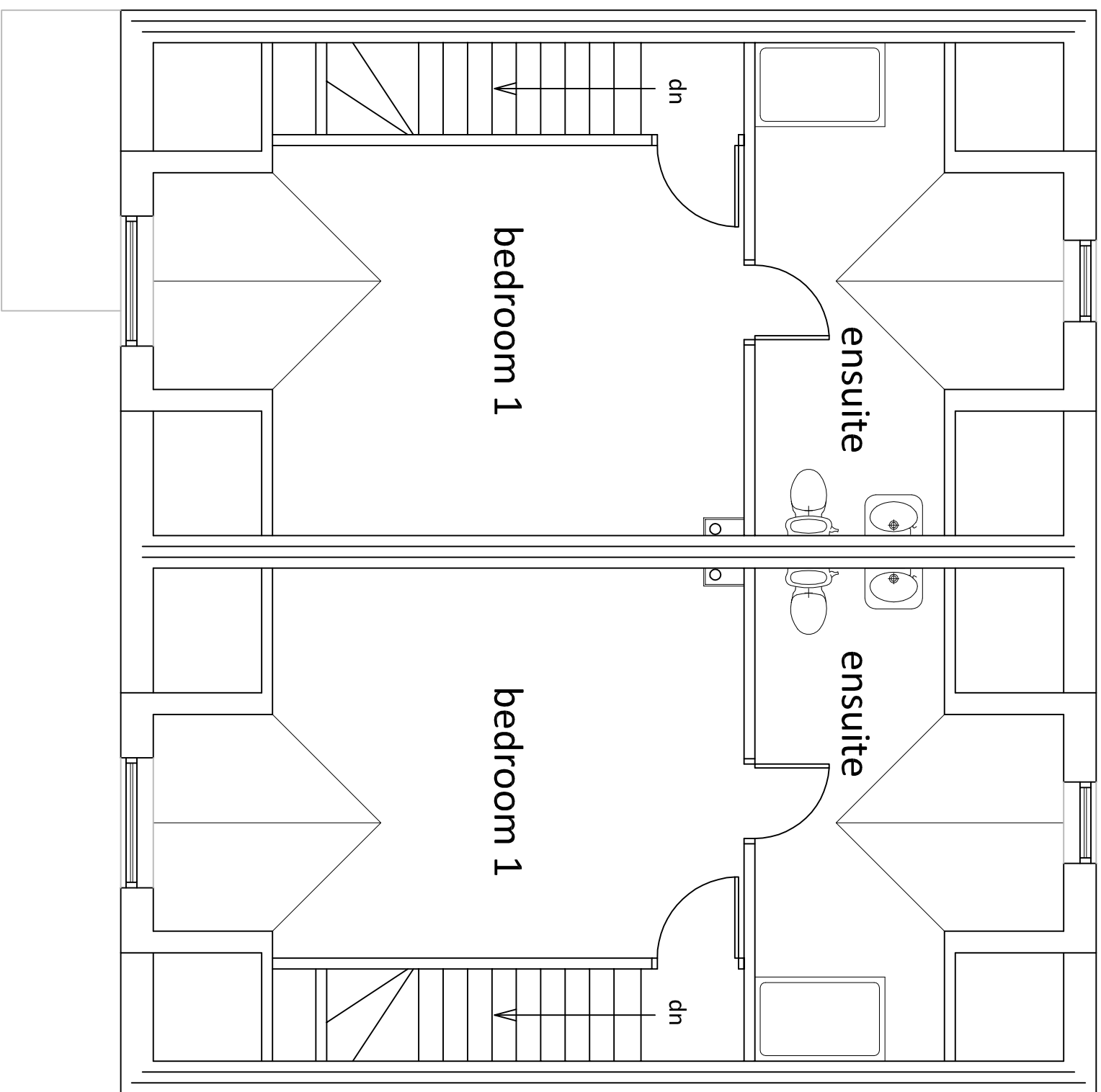
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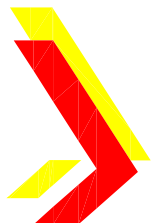
ground floor



first floor



second floor

Revision	
Client	MCKAY HOMES LTD
Project	Land at Egmont Street, Mossley FOUR BED SEMI DETACHED PLOTS 4, 5, 7 & 8
 <b>Cordingleys</b> Chartered Surveyors & Estate Agents 48 Wellington Road Ashton-under-Lyne OL6 6DQ T: 0161 330 9000 F: 0161 330 9001 www.cordingleys.co.uk	
Scale	1 : 50 & 1 : 100
Drawn by	ANN
Checked by	NOV 2018
Drawg. No.	3134/19

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**Application Number** 19/00108/FUL

<b>Proposal</b>	Variation of conditions 2 (approved plans), 5 (landscaping details) and 8 (tree protection) of planning permission 17/00794/FUL to make alterations to the elevations of one of the plots, the soft landscaping and boundary treatments approved under that planning permission.
<b>Site</b>	2-32 Wordsworth Road Denton
<b>Applicant</b>	Keyworker Homes (Macclesfield) Limited
<b>Recommendation</b>	Grant planning permission subject to conditions
<b>Reason for report</b>	A Speakers Panel decision is required because the application constitutes major development.

## **1. APPLICATION DESCRIPTION**

- 1.1 The applicant seeks to vary 3 of the conditions imposed on the original planning permission (ref. 17/00794/FUL) to allow variations to the landscaping scheme and boundary treatments to be implemented as part of that approved scheme, with minor revisions proposed to the elevations of one of the plots. Planning permission 17/00794/FUL granted full planning permission for the erection of 16 x 3 bed dwellings on the site.
- 1.2 The amendments to the elevations propose the replacement of a door on the side elevation of plot 4 with a false door that would serve as a window to the kitchen of the home in question instead of a usable door, along with removal of the canopy above the door shown on the current approved plans.
- 1.3 The landscaping plan submitted with this variation of conditions application comprise the incorporation of more details of the various types of boundary treatment and some minor amendment to the previously approved treatments and the details of the planting within the development.

## **2. SITE & SURROUNDINGS**

- 2.1 The site measures approximately 0.34 hectares and is located at the junction of Wordsworth Road to the east and Mancunian Road to the north and is within a residential area. To the south the site adjoins Spenser Avenue.
- 2.2 Located to the south west is a multi-storey apartment block with a four-storey apartment building to the north west. On the opposite side of Manchester Road and Wordsworth Road are other multi-storey apartment buildings. To the south of Spenser Avenue is two and three storey residential accommodation.
- 2.3 The site was previously occupied by a number of retail units with apartments above, but all buildings have now been demolished and the site is currently vacant with soft and hard landscaping in localised areas on the site.

## **3. RELEVANT PLANNING HISTORY**

- 3.1 17/00794/FUL - Residential development comprising 16 no. 3 bed houses – approved
- 3.2 13/00929/FUL - Proposed residential development comprising 16no. 3 bed houses – approved (lapsed May 2017)

- 3.3 10/00361/FUL - Renewal of previous consent 05/01071/FUL for 60 no. 1, 2 and 3 bed apartments together with 2no. retail units – approved
- 3.4 05/01071/FUL - Residential development comprising of 60no. 1, 2 and 3 bed apartments and 2no. retail units – approved

#### **4. RELEVANT PLANNING POLICIES**

4.1 National Planning Policy Framework (NPPF)

4.2 Planning Practice Guidance (PPG)

#### **4.3 Tameside Unitary Development Plan (UDP) Allocation**

Unallocated, within the settlement of Denton.

#### **4.4 Part 1 Policies**

1.3: Creating a Cleaner and Greener Environment.

1.4: Providing More Choice and Quality Homes.

1.5: Following the Principles of Sustainable Development

1.6: Securing Urban Regeneration

1.10 Protecting and Enhancing the Natural Environment

1.12: Ensuring an Accessible, Safe and Healthy Environment

#### **4.5 Part 2 Policies**

H1: Housing Land Provision

H2: Unallocated Sites.

H4: Type, size and affordability of dwellings

H5: Open Space Provision

H7: Mixed Use and Density.

H10: Detailed Design of Housing Developments

OL10: Landscape Quality and Character

T1: Highway Improvement and Traffic Management.

T10: Parking

T11: Travel Plans

T13: Transport Investment

C1: Townscape and Urban Form

N7: Protected Species

MW11: Contaminated Land.

U3: Water Services for Developments

U4 Flood Prevention

U5 Energy Efficiency

#### **4.6 Other Policies**

Greater Manchester Spatial Framework - Publication Draft October 2019;

The Greater Manchester Combined Authority (GMCA) has consulted on the draft Greater Manchester Spatial Framework Draft 2019 ("GMSF") which shows possible land use allocations and decision making policies across the region up to 2038. The document is a material consideration but the weight afforded to it is limited by the fact it is at an early stage in its preparation which is subject to unresolved objections

Residential Design Supplementary Planning Document; and,  
Trees and Landscaping on Development Sites SPD adopted in March 2007.

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

Section 2: Achieving sustainable development  
Section 5: Delivering a sufficient supply of homes  
Section 8 Promoting healthy and safe communities  
Section 11: Making efficient use of land  
Section 12: Achieving well designed places  
Section 15: Conserving and enhancing the Natural Environment

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

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

#### **5. PUBLICITY CARRIED OUT**

- 5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement. This is in addition to a site notice and press notice.

#### **6. RESPONSES FROM CONSULTEES**

- 6.1 Borough Tree Officer: No objections to the proposals. The proposed soft landscaping scheme is considered to be appropriate.
- 6.2 Local Highway Authority: No objections to the proposals, subject to the re-imposition of the conditions attached to the original permission relating to highways matters.

#### **7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

- 7.1 No third party representations have been received.

#### **8. ANALYSIS**

- 8.1 National Planning Practice Guidance promotes flexible options for planning permissions. Section 73 of the Town and Country Planning Act 1990 allows for applicants to apply to the Local Planning Authority to amend or vary conditions placed on a planning consent. Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. The only restriction under section 73 is that planning permission cannot be granted to extend the time limit within which a development must be started.
- 8.2 NPPG advises that; 'In deciding an application under section 73, the local planning authority must only consider the disputed condition's that are the subject of the application – it is not a complete re-consideration of the application'. The original planning permission will continue to exist.
- 8.3 The principle of development was established through the granting of planning permission for the erection of 16 x 3 bed units on the land under application ref. 17/00794/FUL. The plans submitted with this variation of condition application do not propose to alter the number of dwellings, the layout of the development or the means of access as approved under the original planning permission.

- 8.4 The current permission is subject to a Section 106 Agreement which secures financial contributions towards education and off site green space enhancement schemes. The issue of contributions is therefore not to be revisited in this application. There is a clause in the Agreement which allows variation applications such as this to be approved without affecting the obligations that the developer has committed to as part of the original planning permission. As such, no deed of variation to the Section 106 Agreement would be required to ensure that the obligations are still legally binding.
- 8.5 The issues to be assessed in the determination of this planning application are the impact of the revisions to the previously approved appearance of the dwellings and the landscaping and boundary treatments on:
- the character of the surrounding area;
  - the residential amenity of neighbouring properties

## **9. CHARACTER AND APPEARANCE**

- 9.1 The proposed alterations would not result in a change to the location or orientation of any of the properties from the extant scheme. The replacement of the door with a false door and window in the northern gable elevation of plot 4 is considered not to be an alteration that would adversely affect the character of the development or the surrounding areas from public views.
- 9.2 In relation to the alterations to the proposed hard landscaping scheme, the proposed amendments would improve the quality of the treatment on the western boundary adjacent to the turning head (at the end of the access road), replacing the timber fencing approved in the extant scheme with metal railings, resulting in a softer terminating vista on entry into the development. This variation application initially proposed that the rear garden area associated with plots 1, 2, 3 and the side and rear boundary of plots 9 and 10 would be demarcated by a timber feather edge fence.
- 9.3 Officers expressed concerns regarding this element of the proposals as these sections of plot boundaries would be visible from the main access road into the development. The proposals have been revised to propose metal railings with hedge planting behind along the boundaries of plots 9 and 10 and to reduce the height of the solid fencing to the rear of plots 1, 2 and 3 to 1.3 metres, with the upper 0.5 metre section to include trellis in the amended scheme. These amendments are considered to result in more appropriate boundary treatments across the development.
- 9.4 Following these revisions, the amended scheme is considered not to result in an adverse impact on the character and appearance of the site and the surrounding area in comparison with the extant permission.

## **10. RESIDENTIAL AMENITY**

- 10.1 Given that the scale, siting and orientation of the proposed buildings would remain as approved in the extant scheme, it is considered that the proposed amendments would not result in any materially different impact on the residential amenity of any of the neighbouring properties in terms of overshadowing. In relation to overlooking, the window to be installed in the northern gable of plot 4 would face the neighbouring properties to the north of Mancunian Road. Given the oblique relationship to be retained between that elevation and the block of flats on the opposite side of Mancunian Road, as well as the impact of the highway which bisects this distance, it is considered that additional opportunities for overlooking would not be detrimental to the residential amenity of those neighbouring properties.



## **11. OTHER MATTERS**

- 11.1 In relation to soft landscaping, the scheme includes native species hedgerow planting at the entrance to the development (including hazel, holly, blackthorn and Field maple) and new trees would be planted across the development, including Field Maple and Rowan. There would be fewer trees planted within the curtilage of the dwellings than in the extant scheme but more trees would be planted in the prominent public locations in the north western corner and on the grassed verges either side of the main entrance to the development. The planting of a higher number of trees within public areas outside of individual plots is considered to be a benefit in relation to the long term maintenance of the soft landscaping scheme. The Tree Officer has raised no objections to the proposals.
- 11.2 The unaffected conditions that were attached to the original planning permission are all considered to remain relevant and necessary to make the scheme acceptable in planning terms and are therefore proposed to be re-imposed should this variation of condition application be approved.

## **12. CONCLUSION**

- 12.1 It is considered that the proposed amendments to the previously approved scheme would be relatively minor in nature and would not result in an adverse impact on the character of the surrounding area, the residential amenity of neighbouring properties or any other material consideration.
- 12.2 There are no objections to the proposals from the statutory consultees in relation to the revisions proposed to the extant scheme.
- 12.3 The application is therefore considered to accord with the relevant national and local planning policies listed earlier in this report.

## **13. RECOMMENDATION**

Grant planning permission, subject to the following conditions:

1. The development must be begun not later than the expiration of three years from 14.03.2018 (i.e. the date that planning application 17/00794/FUL.)
2. The development hereby approved shall be carried out in accordance with the following approved plans:

1:1250 Site location plan (Drawing number C2082-01)  
Amended Proposed Block Plan (Drawing number C2082-02 Rev. B)  
Amended Proposed Floor Plans – 2 dwellings (Drawing number C2082-03 Rev. A)  
Amended Proposed Elevations – 2 dwellings (Drawing number C2082-04 Rev. A)  
Amended Proposed Floor Plans – 3 dwellings (Drawing number C2082-05 Rev. B)  
Amended Proposed Elevations – 3 dwellings (Drawing number C2082-06 Rev. A)  
Amended Proposed Ground Floor Plan – 7 dwellings (Drawing number C2082-07 Rev. D)  
Amended Proposed First Floor Plan – 7 dwellings (Drawing number C2082-08 Rev. B)  
Amended Proposed elevations – 7 dwellings (Drawing number C2082-09 Rev. D)  
Amended Plan entitled Amendments to Finishing Materials (Drawing number C2082-11 Rev. A)  
Landscaping Proposals Planting Plan (Drawing number WORD1307\_L003 Rev. H)  
Proposed Lighting and Installation Design Layout plan (Drawing no. 15120-D-01 Rev. A)

3. 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 buildings; in the construction of all boundary walls, fences and railings; and, in the finishes to all external hard-surfaces 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.
4. The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved proposed site plan Amended Proposed Block Plan (Drawing number C2082-02 Rev. B) prior to the first occupation of any of the dwellings hereby approved and shall be retained free from obstruction for their intended use thereafter.
5. The soft landscaping scheme detailed on the approved Landscaping Proposals Planting Plan (Drawing number WORD1307\_L003 Rev. H) shall be implemented in full prior to the first occupation of any part of the development hereby approved, in complete accordance with the approved details.
6. The approved landscaping scheme shall be implemented before the first occupation of any part of the development or in accordance with a programme agreed previously with the local planning authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species.
7. No development, other than site clearance and site compound set up, shall commence until 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 has been 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 and in the event of surface water draining to the public surface water sewer, details of the flow rate and means of control shall be submitted. The scheme shall include details of on-going management and maintenance of the surface water drainage system to be installed. The development shall be completed in accordance with the approved details and retained and maintained as such thereafter.
8. No development shall commence until protection measures to meet the requirements of BS5837:2012 have been installed around the trees identified to be retained as part of the development hereby approved (as identified on the approved Landscaping Proposals Planting Plan (Drawing number WORD1307\_L003 Rev. H.) The measures shall remain in place throughout the duration of the construction phase of the development, in accordance with the approved details.
9. No development, other than site clearance and site compound set up, shall commence until such time as 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 (including controlled waters) shall be approved by the Local Planning Authority prior to implementation.
- iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
- iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

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

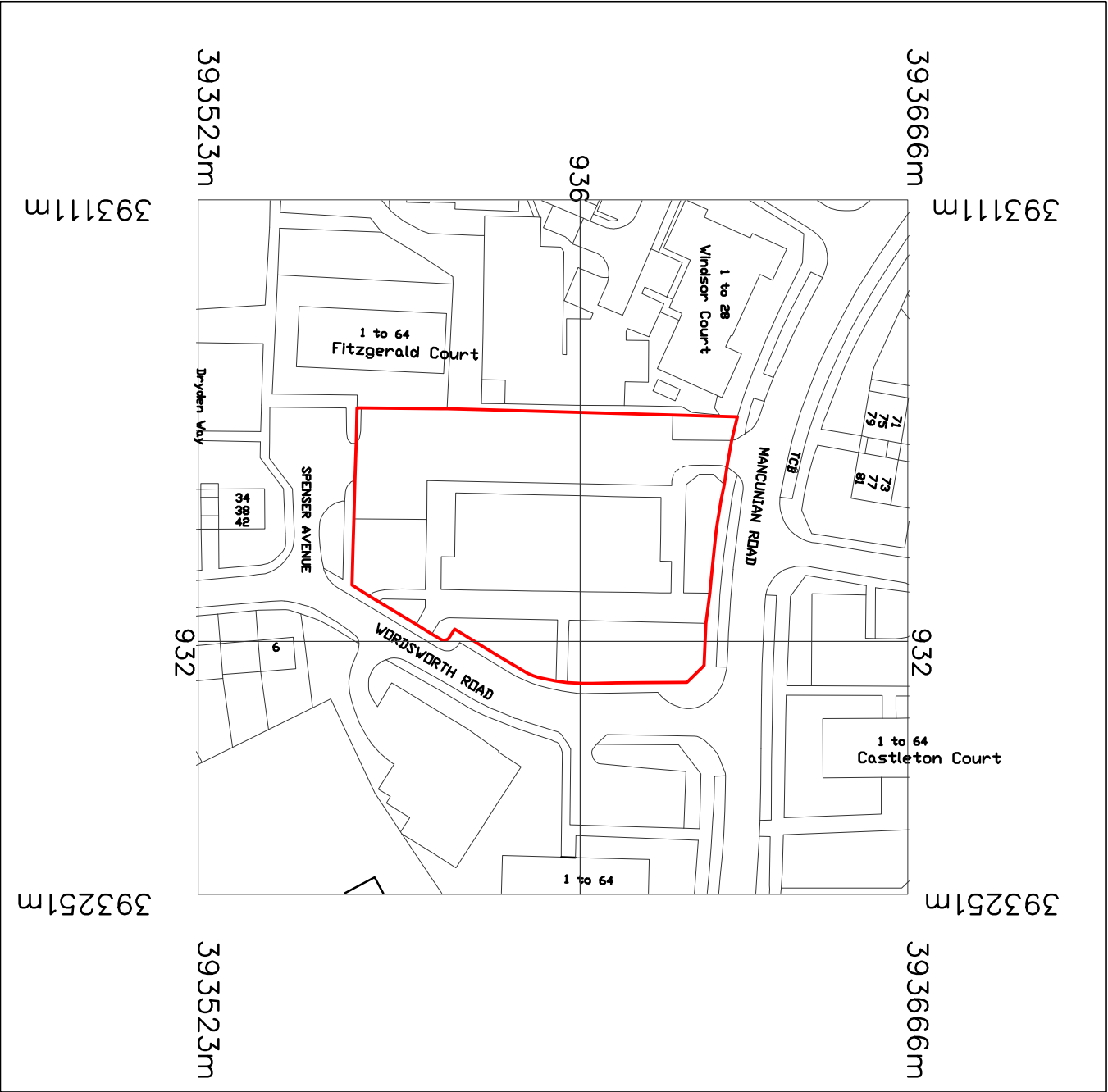
- 10. No development above ground level shall commence until an updated Crime Impact Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall indicate how the design of the development meets the requirements of the document Secured by Design Homes 2016 or guidance which supersedes that document. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
- 11. None of the dwellings hereby approved shall be occupied until details of the means of storage and collection of refuse generated by the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location of the required number of bins to be stored within each plot and any communal bin storage areas and scaled plans of the means of enclosure of all bin stores, including materials and finish. The bin storage arrangements for each dwelling shall be implemented in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.
- 12. No development shall commence until such time as a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:
  - Wheel wash facilities for construction vehicles;
  - Arrangements for temporary construction access;
  - Contractor and construction worker car parking;
  - Turning facilities during the remediation and construction phases;
  - Details of on-site storage facilities;

The development shall be carried out in accordance with the approved Construction Environmental Management Plan.
- 13. During demolition/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 and Public Holidays.
- 14. The driveways to serve the development hereby approved shall be constructed from a bound material and on a level that prevents displacement of material or surface water on to the highway and shall be retained as such thereafter.

15. The external lighting scheme detailed on the approved Proposed Lighting and Installation Design Layout plan (Drawing no. 15120-D-01 Rev. A) shall be installed prior to the occupation of any part of the development hereby approved, in strict accordance with the approved details and shall be retained as such thereafter.
16. The openings in the following elevations of the development hereby approved (as identified on the approved proposed Block plan) shall be fitted with obscured glazing (to meet the requirements of Pilkington Level 3 as a minimum) and shall be fixed shut below a height of 1.7 metres above the internal floor level of the rooms that they serve:

Western gable elevation of Plot 1;  
Western gable elevation of Plot 13; and,  
Eastern gable elevation of Plot 3

The development shall be retained as such thereafter.



Existing O/S Plan

Do not scale this drawing - In all cases figure dimensions to be followed.  
All dimensions to be checked on the ground with compass

Revised	Description	Date	By
<div><div><div>jonathan</div><div>cornes</div><div>associates</div><div>chartered building surveyors</div></div><div>professional services</div></div>			
Client:			
Keyworker Homes Limited			
Project:			
Proposed residential development - Wordsworth Road, Denton.			
Drawing:			
Location Plan			
Sheet size:			
A3			
Scale:		Drawn by:	
1/1250		SIL	
Date:		Checked by:	
30/08/2017		JPC Date: 31/08/2017	
Drawing Number:			Revisions:
C2082-01			0

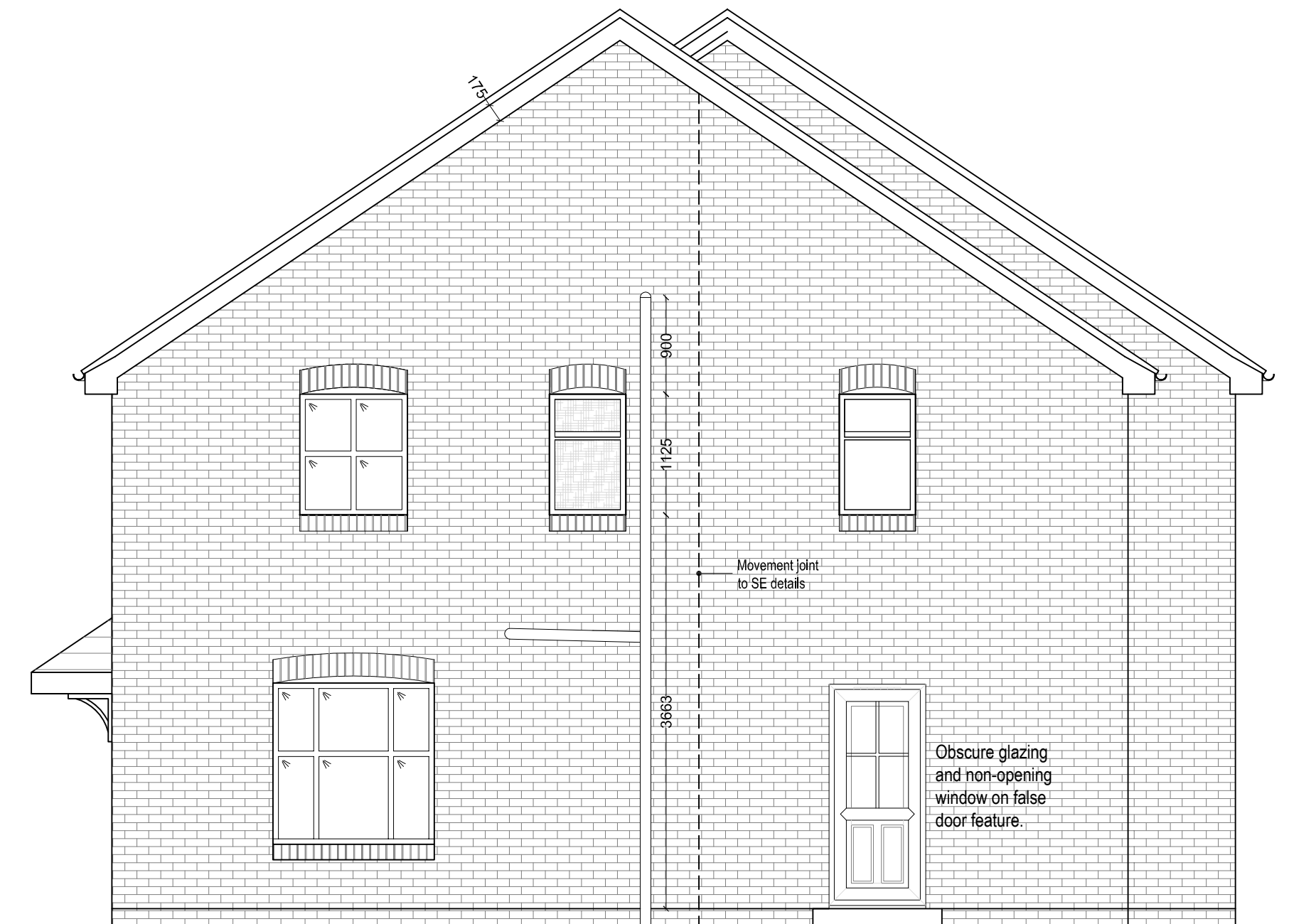
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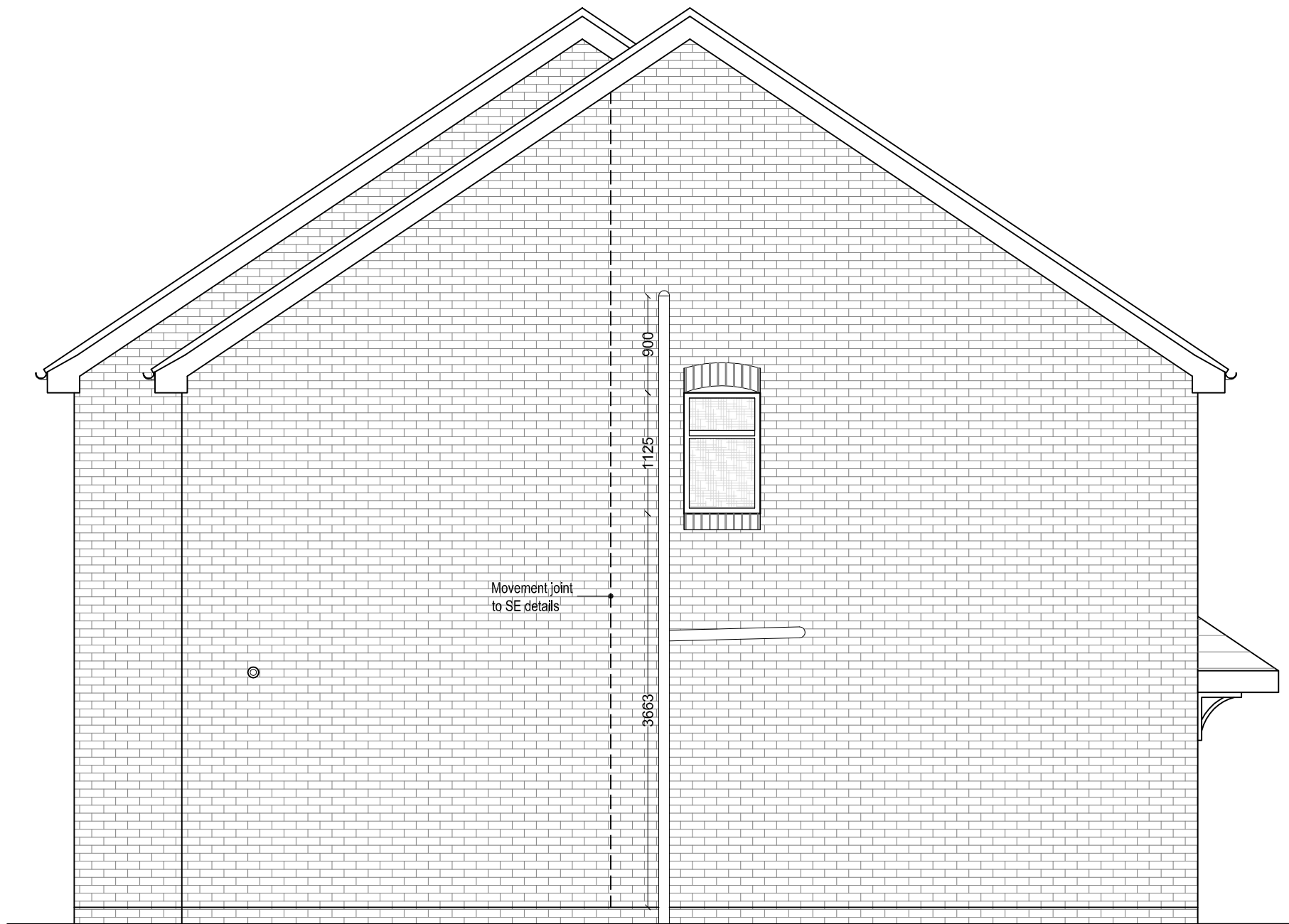
Front Elevation



Rear Elevation



Right Side Elevation



Left Side Elevation

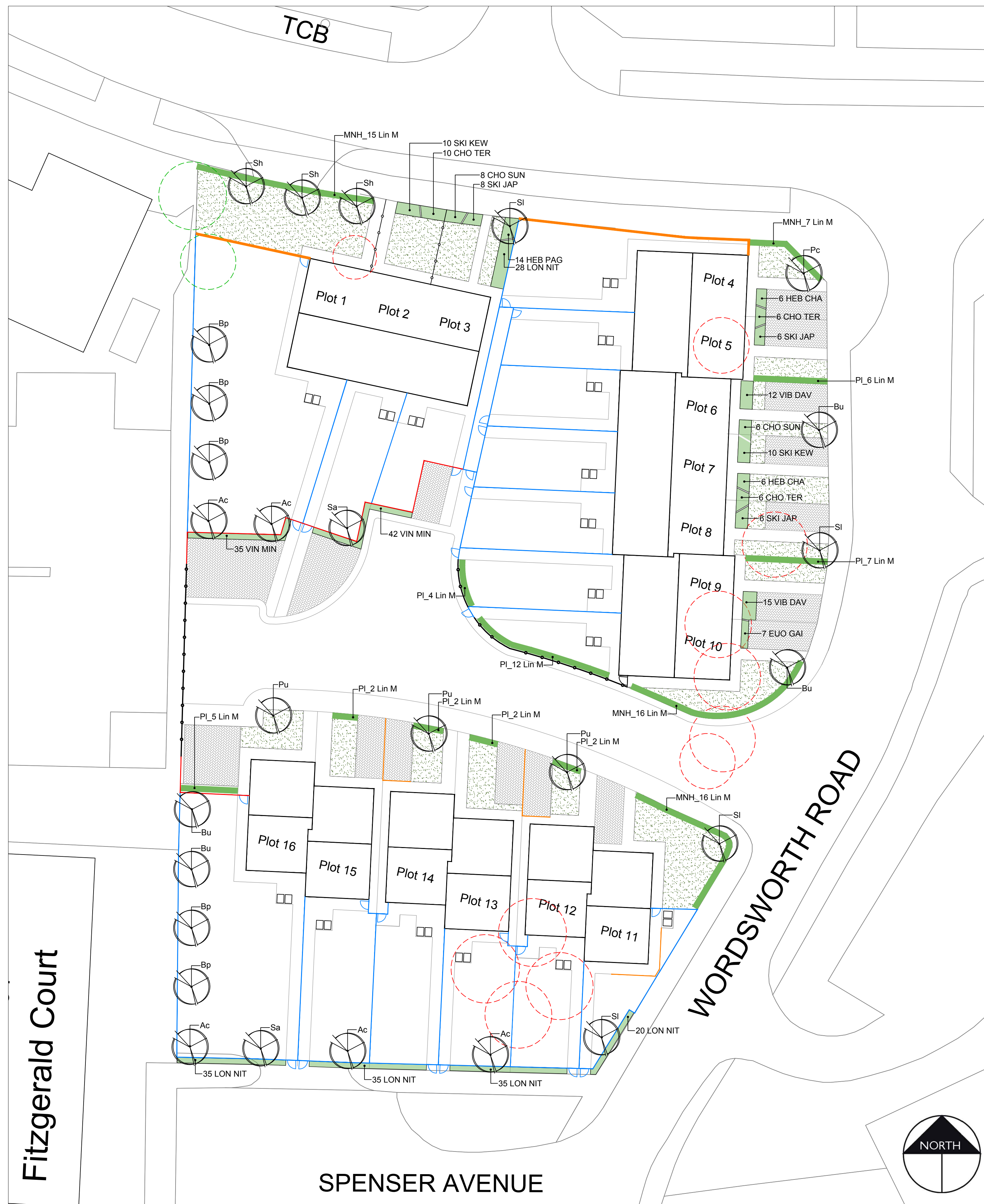
Revision	Description	Date	By
A	Properties increased in size (250mm width, 175mm depth per dwelling)	19.12.17	SJL
B	Additional information added	26.03.18	SJL
C	Window heights amended	17.09.18	SJL
D	Door amended & canopy removed to Plot 4	20.12.18	SJL



Client:	Keyworker Homes Limited		
Project:	Proposed residential development - Wordsworth Road, Denton.		
Drawing:	Proposed Elevations - 7 Dwellings		
Set up size:	A1		
Scale:	1/50	Drawn by:	SJL
Date:	30/08/2017	Checked by:	JPC
Drawing Number:	C2082-09	Date:	20/12/2018
		Revision:	D

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Planting Schedule						
Trees						
Qty	Code	Botanical Name	Girth/ Dia. cm	Height cm	Root Zone	Specification
3	Sh	Sorbus hupehensis	14-16	250-300	RB	5 breaks 2X Feathered
4	Sl	Sorbus aria 'Lutescens'	14-16	250-300	RB	5 breaks 2X Feathered
1	Pc	Pyrus calleryana 'Chanticleer'	14-16	300-350	RB	5 breaks 4 X Standard 175-200cm min. clear stem
2	Sa	Sorbus aucuparia	14-16	250-300	RB	7 breaks 3X Feathered
4	Bu	Betula utilis 'jacquemontii'	14-16	250-300	RB	5 breaks 3X Feathered
5	Ac	Acer campestre	14-16	425-600	RB	Standard (extra heavy) 150cm min clear stem 3x
5	Bp	Betula pendula	14-16	250-300	RB	5 breaks 3X Feathered
3	Pu	Prunus umineko	14-16	200-250	RB	5 breaks 3X Feathered

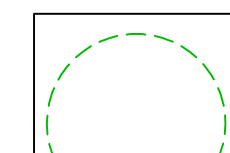
Shrubs						
Qty	Code	Botanical Name	Rate / m2	Height/Dia cm	Container Size	Specification
22	CHO TER	Choisya ternata	5	30-40	3L	Bushy; 4 brks
14	CHO SUN	Choisya ternata 'Sundance'	5	30-40	3L	Bushy; 4 brks
7	EUO GAI	Euonymus fortunei 'Emerald Gaiety'	5	20-30	3L	Bushy; 7 brks
12	HEB CHA	Hebe 'Charming White'	5	20-30D	3L	Bushy; 5 brks
20	SKI KEW	Skimmia x confusa 'Kew Green'	5	30-40	3L	Bushy; 3 brks
20	SKI JAP	Skimmia japonica 'Fragrans'	5	30-40	3L	Bushy; 3 brks
27	VIB DAV	Viburnum davidii	5	20-30	3L	Bushy; 3 brks

Ground Cover						
Qty	Abbrev.	Botanical Name	Rate / m <sup>2</sup>	Height/Dia cm	Container Size	Specification
14	HEB PAG	Hebe pinguifolia 'Pagei'	7	20-30D	3L	Bushy; 5 brks
77	VIN MIN	Vinca Minor 'Atropurpurea'	7	20-30D	3L	Bushy; 5 brks
153	LON NIT	Lonicera nitida 'May Green'	7	20-30D	3L	Bushy; 5 brks
65	SAR HUM	Sarcococca humilis	7	20-30D	3L	Bushy; 6 brks

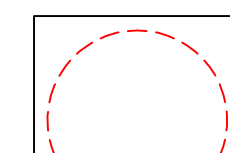
Hedges						
Length (Lin M)	No. Of Plants	Code/Species	Size in cm	Root / Pot size	Density / Spacing	Final Height
42	126	PI / Prunus Lusitanica	60/90	5L Pot	3no. Linear m	1.2m

Mixed Native Hedge					
Total length on site: 54 Lin M					
No. of Plants	% Mix	Code/Species	Size in cm	Pot size	Density / Spacing / Specification
270		MNH / Mixed Native Hedge			
7	5	Acer campestre	60-90	5L	5no. Linear m; Branched; 3 breaks
108	40	Prunus spinosa	60-90	3L	5no. Linear m; Branched; 3 breaks
27	10	Ilex aquifolium	60-80	5L	5no. Linear m; Leader with laterals
27	10	Prunus spinosa	60-80	3L	5no. Linear m
68	25	Corylus avellana	60-90	3L	5no. Linear m
27	10	Viburnum opulus	60-90	5L	5no. Linear m

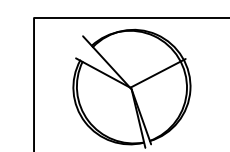
Key      Planting



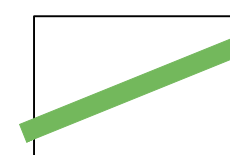
### Existing Trees to be Retained



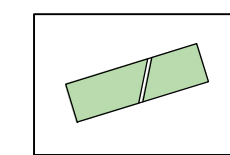
### Existing Trees to be Removed



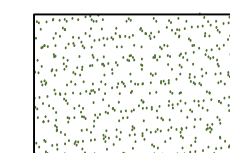
Proposed Trees - Refer to  
Planting Plan and Schedule on  
Drawing WORD1307 L003



Proposed Hedge - Refer to  
Planting Plan and Schedule o  
Drawing WORD1307\_L003

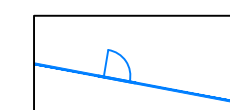


Proposed Shrubs- Refer to  
Planting Plan and Schedule  
on Drawing WORD1307\_L003

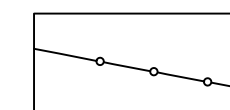


Proposed Amenity Grass -Ret  
to Planting Plan and Schedule  
Drawing WORD1307\_L003

## Boundary Treatments



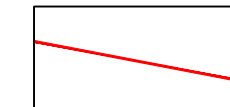
Proposed 1.8m Feather Edge  
Fence & Gate



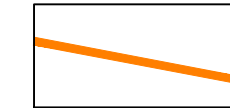
Proposed 1m High Black Steel Railing



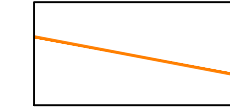
Proposed 1.8m High Black Hoop  
Top Steel Railing



Proposed Fence with Trellis  
1.3m fence + 0.5m trellis



Proposed Brick Pillar & Fence Infil  
Width: 215mm Height: 600mm



Proposed Retaining Wall

				F	Mar 2019	Updates to boundary treatments around plot 16	HS
				E	Jan 2019	Update planting plan and schedule in accord with Architects drawing and add boundary treatments	HS
				D	Sep 2017	Update client details	KJL
				C	Mar 2014	Update plan in accord with Urban Design Officers response	MI
			B	Feb 2014	Update planting plan and schedule in accord with Architects drawing 25.02.14	MI	
H	12/04/19	General updates to boundary treatments	HS	A	Nov 2013	Update planting plan and schedule in accord with Architects drawing 25.10.13	MI
G	Apr 2019	General updates to boundary treatments and planting	HS	Rev	Date	Description	Initials



PGLA Ltd  
Landscape Architect  
23 New Mount Street  
Manchester  
M4 4DE

t: 0161 212 1131  
e: [info@pgla.co.uk](mailto:info@pgla.co.uk)  
w: [www.pgla.co.uk](http://www.pgla.co.uk)

Client  
Hanley Economic Building Society

Project  
Residential Development  
at Wordsworth Rd, Denton

Description	Landscape Proposals Planting Plan
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Status	PLANNING
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Scale	Drawn	Date
1:200	MI	March 2014
Job number	Drawing number	Revision
WORD1307	L003	H

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**Application Number: 19/00108/FUL Wordsworth Road Denton**

**Photo 1 – looking north through the site from southern boundary of site on Spenser Avenue**



**Photo 2 – looking towards site from south eastern corner on Wordsworth Road**



**Photo 3 – view of site from eastern boundary (Wordsworth Road)**



**Photo 4 – view of north eastern corner of site from Wordsworth Road**



**Application Number** 19/00128/FUL

<b>Proposal</b>	Variation of conditions 2 (approved plans) of planning permission 17/01034/FUL to make alterations to the elevations to the apartment buildings and some of the dwellings, the landscaping scheme and minor changes to the layout of the scheme approved under that planning permission.
<b>Site</b>	Land bounded by Fairfield Road, Edge Lane and Ashton Canal, Droylsden
<b>Applicant</b>	Galliford Try Partnership, Birchwood, Warrington
<b>Recommendation</b>	Grant planning permission subject to conditions
<b>Reason for report</b>	A Speakers Panel decision is required because the application constitutes major development.

## 1. APPLICATION DESCRIPTION

- 1.1 The applicant seeks to vary 2 of the conditions imposed on the original planning permission (ref. 17/01034/FUL) to allow alterations to the elevations of the apartment buildings and some of the dwellings, the landscaping scheme and minor changes to the layout of the scheme approved under that planning permission. Planning permission 17/01034/FUL granted full planning permission for the erection of 116 dwellings on the site (66 apartments across 2 blocks and 50 dwelling houses).
- 1.2 The total number of units (116) would remain unaltered as would the split between apartments and dwelling houses. The scale and siting of the two apartment blocks would remain as previously approved, with the unit adjacent to the Canal housing 28 apartments and the block on the corner of Fairfield Road and Edge Lane containing 38 units, as per the extant scheme.
- 1.3 The proposals would increase the sizes of the garages serving each of the dwellinghouses approved under the extant planning permission. For the majority of plots, the garages would increase from 122.8 (some of the 4 bed) or 124.79 (3 bed) square metres to 136.9 square metres in both cases. The garages serving the remainder of the 4 bed units would increase from 124.79 to 151.65 square metres. A substation is also indicated on the proposed plans, positioned to the south of the main access road into the development. The substation would be a simple square structure with a pitched roof. The eaves height would be approximately 2.9 metres,

## 2. SITE & SURROUNDINGS

- 2.1 The application site is located on the junction of Edge Lane and Fairfield Road, to the south west of Droylsden town centre and west of the Fairfield Conservation Area. Ashton Canal (a designated Site of Biological Importance) runs parallel with the eastern boundary of the site. A vacant former public house and single storey commercial building are situated adjacent to the south eastern corner of the site. Palisade fencing runs along the majority of the southern and western boundaries of the site, with 2 points of vehicular access taken from Edge Lane (the northern most of which is blocked by overgrown vegetation.)
- 2.2 There are extensive areas of hardstanding in the southern portion of the site, a clear reference to its previous industrial use. In terms of active adjacent uses, there is a waste transfer site to the north, a car repair garage immediately beyond the north western boundary, Edge Lane Business Park is located to the west and a plant hire commercial use

is located to the east. Residential development, including development of part 3 storeys in height is located to the south of the site.

### **3. RELEVANT PLANNING HISTORY**

- 3.1 17/01034/FUL - Full planning application for the erection of 116 no. dwellings with associated works including car parking, access road and landscaping – approved
- 3.2 05/00608/OUT – Outline planning application for mixed use development comprising 4no. apartment blocks and 1no. office block following demolition of existing industrial premises - refused. Two reasons were given for refusing the application, the first being that the proposal will result in the loss of an employment site and the second being the impact of the neighbouring commercial uses on the residential amenity of the future occupants of the development.
- 3.2 02/00060/FUL– erection of 5 Industrial units for B1 Use (business) B2 Use (General Industrial) and B8 (Storage and Distribution) - approved

### **4. RELEVANT PLANNING POLICIES**

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 Planning Practice Guidance (PPG)
- 4.3 **Tameside Unitary Development Plan (UDP) Allocation**  
Allocated under policy E3 as an Established Employment Area
- 4.4 **Part 1 Policies**
  - 1.3: Creating a Cleaner and Greener Environment.
  - 1.4: Providing More Choice and Quality Homes.
  - 1.5: Following the Principles of Sustainable Development
  - 1.6: Securing Urban Regeneration
  - 1.10 Protecting and Enhancing the Natural Environment
  - 1.12: Ensuring an Accessible, Safe and Healthy Environment
- 4.5 **Part 2 Policies**
  - C1: Townscape and Urban Form
  - E3: Development Established Employment Areas
  - H2: Unallocated Sites (for housing)
  - H4: Type, size and affordability of dwellings
  - H5: Open Space Provision
  - H6: Education and Community Facilities
  - H7: Mixed Use and Density.
  - H10: Detailed Design of Housing Developments
  - MW11: Contaminated Land
  - MW12: Control of Pollution
  - MW14 Air Quality
  - N2: Locally Designated Nature Conservation Sites
  - N3: Nature Conservation Factors
  - N4 Trees and Woodland
  - N5: Trees Within Development Sites
  - N6: Protection and Enhancement of Waterside Areas
  - N7: Protected Species
  - OL7: Potential of Water Areas
  - OL10: Landscape Quality and Character

T1: Highway Improvement and Traffic Management.  
T10: Parking  
T11: Travel Plans  
T13: Transport Investment  
U3: Water Services for Developments  
U4 Flood Prevention  
U5 Energy Efficiency

#### **4.6 Other Policies**

Greater Manchester Spatial Framework - Publication Draft October 2019;

The Greater Manchester Combined Authority (GMCA) has consulted on the draft Greater Manchester Spatial Framework Draft 2019 ("GMSF") which shows possible land use allocations and decision making policies across the region up to 2038. The document is a material consideration but the weight afforded to it is limited by the fact it is at an early stage in its preparation which is subject to unresolved objections

Residential Design Supplementary Planning Document; and,  
Trees and Landscaping on Development Sites SPD adopted in March 2007.

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

Section 2: Achieving sustainable development  
Section 5: Delivering a sufficient supply of homes  
Section 8 Promoting healthy and safe communities  
Section 11: Making efficient use of land  
Section 12: Achieving well designed places  
Section 15: Conserving and enhancing the Natural Environment

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

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

### **5. PUBLICITY CARRIED OUT**

- 5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement. This is in addition to a site notice and press notice.

### **6. RESPONSES FROM CONSULTEES**

- 6.1 Highways England – no objections to the proposals.
- 6.2 Borough Environmental Health Officer (EHO) – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.3 Greater Manchester Ecology unit (GMEU) – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.



- 6.4 Transport for Greater Manchester (TfGM) – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.5 Local Highway Authority – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.6. Greater Manchester Archaeological Advisory Service (GMAAS) – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.7 United Utilities - no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.8 Greater Manchester Police (Design Out Crime Officer) – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.9 Environment Agency – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.10 Borough Contaminated Land Officer - no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.11 Borough Tree Officer – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.12 Natural England – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.13 Coal Authority - no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.14 Canal and Rivers Trust – no objections to the proposals but comments made in relation to the impact of the apartments on the Canal frontage on the structural integrity of the towpath and the impact of the development in relation to drainage and biodiversity.

## **7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

- 7.1 No third party representations have been received.

## **8. ANALYSIS**

- 8.1 National Planning Practice Guidance promotes flexible options for planning permissions. Section 73 of the Town and Country Planning Act 1990 allows for applicants to apply to the Local Planning Authority to amend or vary conditions placed on a planning consent. Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended.

The only restriction under section 73 is that planning permission cannot be granted to extend the time limit within which a development must be started.

- 8.2 NPPG advises that; 'In deciding an application under section 73, the local planning authority must only consider the disputed condition's that are the subject of the application – it is not a complete re-consideration of the application'. The original planning permission will continue to exist.
- 8.3 The principle of development was established through the granting of planning permission for the erection of 116 residential units on the land under application ref. 17/01034/FUL. The plans submitted with this variation of condition application do not propose to alter the number of dwellings or the means of access as approved under the original planning permission.
- 8.4 The current permission is subject to a Section 106 Agreement which secures financial contributions towards education, highway safety and off site green space enhancement schemes. The issue of contributions is therefore not to be revisited in this application. There is a clause in the Agreement which allows variation application such as this to be approved without affecting the obligations that the developer has committed to as part of the original planning permission. As such, no deed of variation to the Section 106 Agreement would be required to ensure that the obligations are still legally binding.
- 8.5 The issues to be assessed in the determination of this planning application are the impact of the revisions to the previously approved appearance and layout of the development on:
- the character of the surrounding area;
  - the residential amenity of neighbouring properties;
  - highway safety;
  - the ecological value of the adjacent Canal; and
  - other material considerations

## **9. CHARACTER AND APPEARANCE**

- 9.1 The scale of the buildings would remain unchanged from the previously approved scheme. The apartment building fronting onto the Canal would remain 4 storeys in height, with some of the car parking spaces provided in an undercroft arrangement as per the extant scheme. The fenestration details would be altered to provide more glazing to some of the balcony openings, which is considered to improve the level of surveillance to the Canal side and would therefore be a positive change in design terms. The amended design of that apartment building would retain the same vertical emphasis present in the extant scheme, with the brick detailing continuing to include 4 protruding elements on each bay of the building. The robustness of the architecture of the block would be improved by the screening of the undercroft parking area on both side elevations in this revised scheme.
- 9.2 The apartment building to be located on the corner of Fairfield Road and Edge Lane would retain the 5 storey element to mark the junction point between the two roads as per the extant scheme, with the rest of the building remaining 4 storeys in height as previously approved. As with the Canal side apartments, the proposed changes relate to the fenestration details, which would retain the uniformity and vertical emphasis that characterise the previously approved scheme. An additional condition requiring the submission and approval of any ventilation equipment to be externally mounted on the apartment buildings is recommended to ensure that this equipment is appropriately screened. Taken cumulatively therefore, the proposed alterations to the 2 apartment buildings would enhance the character of the area and in some respects would represent an improvement on the design of the previously approved scheme.

- 9.3 In relation to the dwellings, the revised scheme again proposes only minor alterations. The vertical emphasis provided by the front gable elements in the extant scheme would be retained in this revised scheme. The recessed balconies at first floor level on the front elevations in the extant scheme would be replaced by Juliette balconies in the proposed scheme but the long narrow window openings would remain. The proposed amendments would not result in a reduction in the quality of the previously approved scheme and would contribute to the regeneration of the surrounding area.
- 9.4 The proposed substation would be sited to the rear of the properties that would front Edge Lane and would be set back from the internal access road, ensuring that the development would not be of a scale, siting or design that would be detrimental to the character of the site or the surrounding area.
- 9.5 Following the above assessment, it is considered that the proposed revisions to the previously approved scheme would not result in a reduction in the quality of the previously approved scheme in terms of scale, massing and design. The amended proposals would therefore contribute positively to the regeneration of the site and this part of Droylsden.

## **10. RESIDENTIAL AMENITY**

- 10.1 The proposed alterations to the elevations of the apartment buildings would increase the size of some of the openings in comparison with the extant permission. However, the scale, siting and orientation of the units would remain as per the originally approved development and as such the proposals would not introduce opportunities for overlooking that would have an adverse impact on the residential amenity of any neighbouring properties or the future occupants of any of the properties. The proposed substation would not be of a scale, siting or design that would result in an adverse impact on the residential amenity of neighbouring properties or the future occupants of the development.

## **11. HIGHWAY SAFETY**

- 11.1 The vehicular access arrangements to serve the proposed development, along with the layout of the roads within the scheme remain unchanged from the extant planning permission. The Residential Design Guide indicates that garages should achieved 5 metres x 3 metres internally to be counted towards parking provision. Whilst some of the garages would remain below the 3 metres width, all would be 5 metres in length and all would be of sufficient width to accommodate an average sized family car, allowing for space for entering and leaving the vehicle. Given that the garages are larger in area than those shown on the previously approved plans, it is considered that the harm arising from the deficiency in the size of the garages compared to the guidance is limited by the fact that they are of size that could accommodate a car.
- 11.2 The amended scheme would result in the loss of the 2 visitor car parking spaces associated with the apartment building that would front onto the Canal included in the originally approved scheme. This would still result in 28 parking spaces to serve the 28 x 2 bedroom apartments. Whilst this level of parking would fall below the 2 spaces advised by policy RD8 of the Residential Design Guide, that guidance is based on maximum standards which are no longer compatible with national planning policy.
- 11.3 The site is considered to be located in an area well served by public transport, within a 10 minute walk of Edge Lane tram stop, with less frequent bus services also operating along Edge Lane, connecting to Manchester and Ashton. The number of car parking spaces serving the apartment block on the corner of Fairfield Road and Edge Lane and the dwellinghouses would remain unchanged from the extant permission (38 spaces serving 38 x 2 bed units). Within this context, it is considered that the loss of 3 parking spaces across

the development would not result in a detrimental impact on highway safety in relation to the impact of the extant permission. In accordance with paragraph 109 of the NPPF, planning permission should not therefore be refused on that basis.

## **12. ECOLOGY**

- 12.1 The proposed apartment building fronting the Canal would remain in the same position as in the extant scheme. A pedestrian access route is proposed to run to the south east of that apartment block, connecting the main entrance to those units with the Canal tow path to the east and the footway network within the development to the west. It is considered that the alterations to the previously approved plans would not result in a materially different impact on the biodiversity value of the Canal compared to the extant planning permission.

## **13. OTHER MATTERS**

- 13.1 The Canal and Rivers Trust has not objected to the proposals, but suggested a number of conditions. It is considered reasonable to attach a condition requiring details of a method statement detailing how the foundations of the apartment building adjacent to the Canal are to be constructed, to ensure that the integrity of the adjacent tow path is maintained.
- 13.2 The Trust has raised the point that measures will need to be put in place to prevent pollution of the Canal as part of the sustainable drainage strategy to serve the development. This matter can be addressed through the re-imposition of the condition attached to the original consent which requires full details of the drainage strategy to be submitted and approved prior to the commencement of development.
- 13.3 Other matters raised by the Trust include the importance of an appropriate treatment along the boundary with the Canal and matters relating to ecology and biodiversity, all of which are covered by conditions on the original consent. These conditions remain relevant and necessary to make the scheme acceptable in planning terms and can therefore be re-imposed should permission for this variation be granted.
- 13.4 The Trust has commented that the access to the Canal towpath is a positive element of the scheme, although the cost implications in terms of the upkeep of the towpath need to be considered. Whilst this point is noted, the Section 106 obligations are not being revisited as part of this application and in any case, officers consider that the upgrading of the facilities at Copparas Fields, Sunnybank Park and Floral Gardens are more clearly defined schemes and therefore are tighter in relation to compliance with the CIL Regulations.
- 13.5 The conditions that are not directly affected by this application that were attached to the original planning permission are all considered to remain relevant and necessary to make the scheme acceptable in planning terms and are therefore proposed to be re-imposed should this variation of condition application be approved.

## **14. CONCLUSION**

- 14.1 It is considered that the proposed amendments to the previously approved scheme would be relatively minor in nature and would not result in an adverse impact on the character of the surrounding area, the residential amenity of neighbouring properties, highway safety or any other material consideration.
- 14.2 There are no objections to the proposals from the statutory consultees in relation to the revisions to the extant scheme.

- 14.3 The application is therefore considered to accord with the relevant national and local planning policies listed earlier in this report.

## 15. RECOMMENDATION

Grant planning permission, subject to the following conditions:

1. The development must be begun not later than the expiration of three years from 23.01.2019 (i.e. the date that planning application 17/01034/FUL.)
2. The development hereby approved shall be carried out in accordance with the following approved plans/details:

1:1250 Site location plan (Drawing no. 1068 A000)  
Proposed site plan (Drawing no. 1068 A001 Rev. A)  
Proposed House Type B (3 bed) plans and elevations (Drawing no. 1068 A008 Rev. A)  
Proposed House Type B (4 bed) plans and elevations (Drawing no. 1068 A009 Rev. A)  
Proposed Fairfield Apartment block elevations plan (Drawing no. A 004 Rev. A)  
ground, 1<sup>st</sup> and 2<sup>nd</sup> floor plans (Drawing no. 1068 A 002 Rev. A)  
Proposed Fairfield Apartment block 3<sup>rd</sup> floor, 4<sup>th</sup> floor and roof plans (Drawing no. A 003 Rev. A)  
Proposed Canalside Apartment block elevations plan (Drawing no. A 007 Rev. A)  
Proposed Canalside Apartment block ground, 1<sup>st</sup> and 2<sup>nd</sup> floor plans (Drawing no. 1068 A 005 Rev. A)  
Proposed Canalside Apartment 3<sup>rd</sup> floor and roof plans (Drawing no. A 006 Rev. A)  
Proposed house types A, B and C terrace floor plans (Drawing no. A 010 Rev. A)  
Proposed house types A, B and C terrace elevations (Drawing no. A 010 Rev. A)  
Proposed substation location plan (Drawing no. 1068 A SK004)  
Proposed substation plans and elevations (Drawing no. GTC-E-SS-0012\_R2-1\_1\_of\_1)

3. No development, other than site clearance and site compound set up, shall commence until such time as 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 (including controlled waters) 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.

4. Notwithstanding any description of materials listed in the application or detailed on the approved plans, no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the buildings; in the construction of all boundary walls, fences and railings; and, in the finishes to all external hard-surfaces 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.
5. The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved proposed site plan (Drawing no. 1068 A001 Rev. A), prior to the first occupation of any of the dwellings hereby approved and shall be retained free from obstruction for their intended use thereafter.
6. Prior to the first occupation of the dwellings hereby approved, details of the boundary treatments to be fully installed as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans of the treatments and details of the construction material and the finish to be applied. The boundary treatments for each dwelling shall be installed in accordance with the approved details prior to the first occupation of that dwelling.
7. No development shall commence until such time as a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:

Wheel wash facilities for construction vehicles;  
Arrangements for temporary construction access;  
Contractor and construction worker car parking;  
Turning facilities during the remediation and construction phases;  
Details of on-site storage facilities;

The development shall be carried out in accordance with the approved Construction Environmental Management Plan.

8. Notwithstanding the details shown on the approved plans, no part of the development hereby approved shall be occupied until details of the means of storage and collection of refuse generated by the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location of storage and the means of enclosure. The bin storage arrangements for each dwelling shall be implemented in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.
9. Notwithstanding the details submitted with the planning application, no above ground development shall commence until full details of a scheme of hard and soft landscaping to be incorporated into the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following specific measures:
  - A plan showing the location of all trees/hedges/shrubs to be planted, details of the species mix, the number of specimens to be planted, spacing between them and their height on planting
  - A plan showing the location and construction material of all hard surfacing.

The landscaping scheme shall be implemented in accordance with the approved details prior to the first occupation of any of the dwellings hereby approved.

10. The approved scheme of landscaping scheme shall be implemented before the first occupation of any part of the development or in accordance with a programme agreed

previously with the local planning authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species.

11. 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. Foul and surface water shall be drained on separate systems and in the event of surface water draining to the public surface water sewer, details of the flow rate and means of control shall be submitted. The scheme shall include details of on-going management and maintenance of the surface water drainage system to be installed. The development shall be completed in accordance with the approved details and retained and maintained as such thereafter.
12. Prior to the first occupation of any of the dwellings hereby approved, details of a scheme for external lighting to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a scale plan indicating the location of the lighting to be installed, a LUX contour plan indicating the levels of light spillage and scaled elevations of lighting columns/supporting structures. The external lighting scheme shall be implemented in accordance with the approved details prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
13. No development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:
  - scaled plans showing the exact location and elevations of the acoustic fencing to be installed along the northern boundary of the site and a manufacturers specification of the fencing; and
  - scaled plans showing the location of windows to be treated with high specification glazing and mechanical ventilation and manufacturers specifications of each of the noise mitigation measures to be installed.

The noise mitigation measures shall be implemented in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

14. No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with Written Scheme of Investigation (WSI) submitted to and approved in writing by Tameside Planning Authority.

The WSI shall cover the following:

1. An archaeological desk based assessment.
2. A phased programme and methodology of site investigation and recording to include:
  - archaeological evaluation through trial trenching (subject to a new WSI).
  - dependent on the results from the evaluation trenches, a targeted more detailed area excavation and recording (subject to a new WSI)
3. A programme for post investigation assessment to include:
  - production of a final report on the significance of the below-ground archaeological interest.
4. Deposition of the final report with the Greater Manchester Historic Environment Record.



5. Dissemination of the results of the archaeological investigations commensurate with their significance.
6. Provision for archive deposition of the report and records of the site investigation.
7. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.
15. Notwithstanding the provisions of Class A, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no boundary treatments or means of enclosure shall be carried out without the prior written consent of the Local Planning Authority.
16. No development shall commence unless and until a Method Statement is submitted to and approved in writing by the Local Planning Authority detailing how Japanese Knotweed and any other invasive species on the site will be removed from the site. The development shall thereafter proceed in strict accordance with the approved Method Statement.
17. No development shall commence until an Environmental Construction Method Statement detailing how pollution of the Canal adjacent to the western boundary of the site is to be avoided during the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
18. The development shall be carried out in accordance with the measures detailed in the Travel Plan produced by Axis submitted with the planning application.
19. The development hereby approved shall be implemented and maintained in accordance with the crime reduction measures listed in Section 06 (Crime Impact Statement) of the Design, Access and Crime Impact Statement produced by nc architecture, submitted with the planning application.
20. The proposal shall be carried out in accordance with the mitigation measures detailed in Table 19 of the Air Quality Assessment submitted with planning application ref. 17/01034/FUL and shall be retained as such thereafter.
21. No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless otherwise agreed in writing with the Local Planning Authority.
22. Prior to the occupation of any part of the development hereby approved, visibility splays shall be provided on both sides of the site access where it meets the footway. The visibility splays shall measure 2.4 metres along the edge of the site access and 2.4 metres along the footway. It must be clear of anything higher than 600mm above ground level. The visibility splays shall be retained as such thereafter.
23. No development above ground level shall commence until details of Biodiversity enhancement measures to be installed as part of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the installations and scaled plans showing their location within the development. The approved enhancement measures shall be installed in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
24. No development above ground level shall commence until details of the sedum roofs to be installed on the roofs of the apartments blocks of the development hereby approved have

been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:

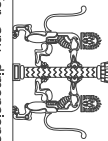
- Scaled plans (including sections) showing the extent of the areas to be covered by the sedum roofs
- The species mix to be incorporated into the sedum roof
- Details of a scheme for on-going management and maintenance of the sedum roofs.

The sedum roofs shall be installed in accordance with the approved details prior to the first occupation of any of the apartments and shall be retained in accordance with the approved management arrangements.

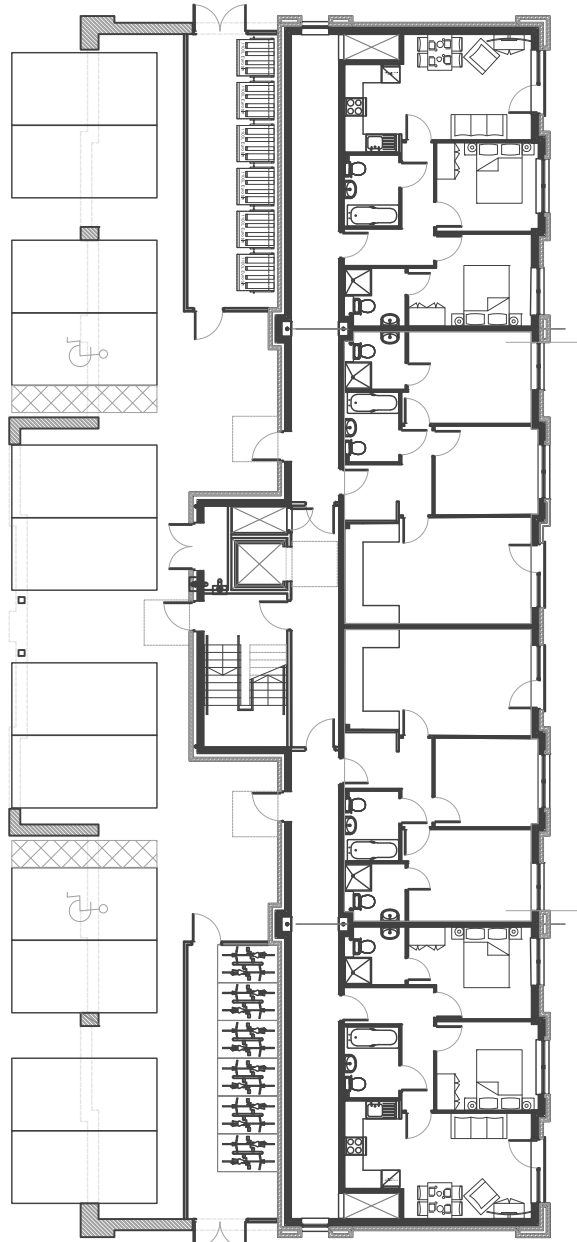
25. No development above ground level shall commence until details of renewable energy generation measures to be incorporated into the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details shall include the specifications of the measures to be installed and information demonstrating the extent of the energy requirements of the development that will be provided by renewable sources. The renewable energy generation measures shall be installed in accordance with the approved details prior to the first occupation of any part of the development and shall be retained as such thereafter.
26. No development shall commence until a method statement relating to the construction of the apartment building fronting onto the Canal (as identified on approved site plan (ref. Drawing no. 1068 A001 Rev. A) has been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled cross section plans showing the relationship between the apartment building and the Canal and details of the foundations of the structure. The development shall be carried out in accordance with the approved details.
27. Prior to the commencement of development above ground level, details of any external plant/ extraction equipment to be installed on the exterior of the apartment buildings (including scaled plans showing the location of the equipment on the building and a specification of the equipment to be installed) shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed in accordance with the approved details prior to the first occupation of either of the apartment buildings and shall be retained as such thereafter.
28. During demolition/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.

Notes

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North - East Elevation

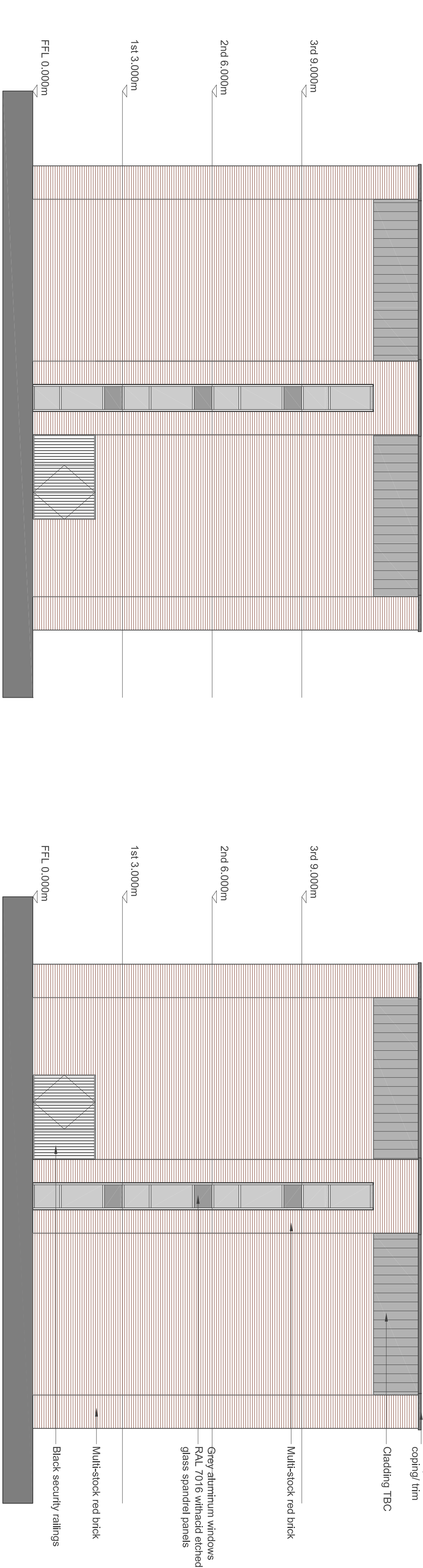


South - East Elevation

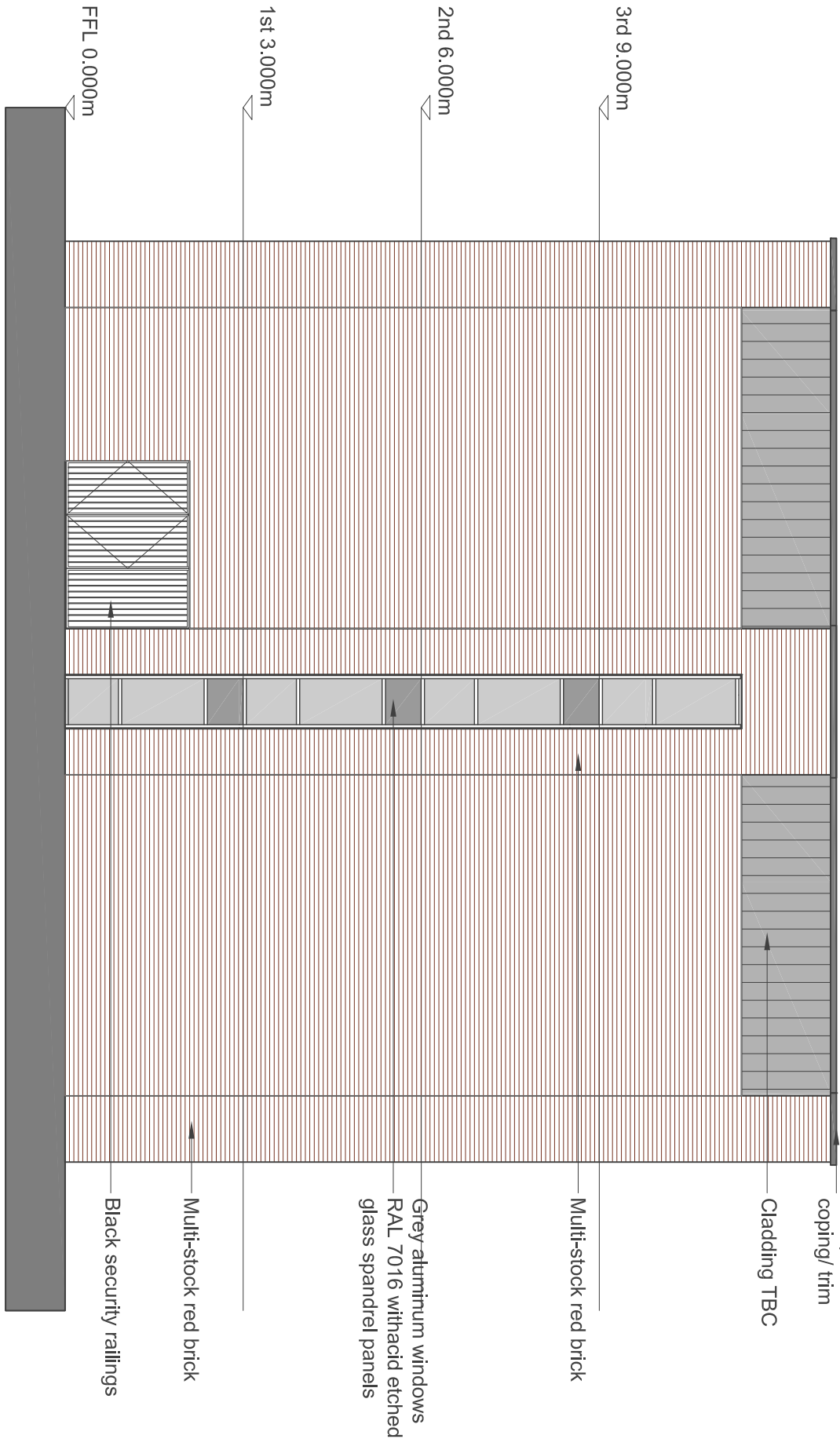
South - West Elevation



North - East Elevation



North - West Elevation



A	Issued for Planning Application	13.02.19	RJB
P3	For Comment preplanning	11.02.19	RJB
P2	For Comment preplanning	07.02.19	RJB
P1	Preliminary For Comment / Information	04.12.18	RJB
Rev	Description	Date	By

C	Concept	G	Contract
D	Planning	J	Construction
E	Building Regs	L	As Built
F	Tender	SK	Sketch

ida architects

info@ida-architects.com  
www.ida-architects.com  
merchiston 0161 336 5011  
liverpool 0151 665 0112

Galliford Try

Edge Lane, Droylsden, M34

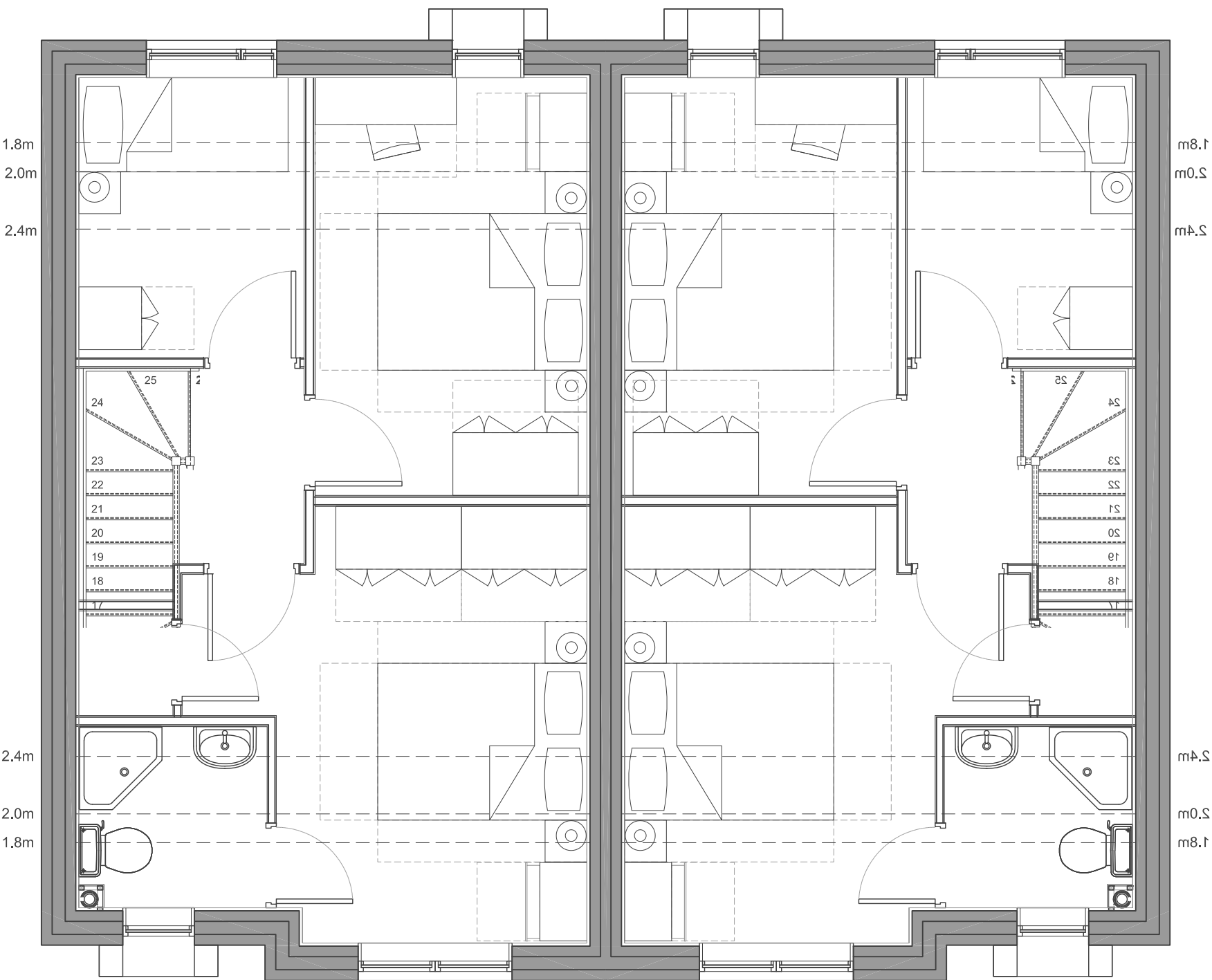
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Rev	Description	Date	By
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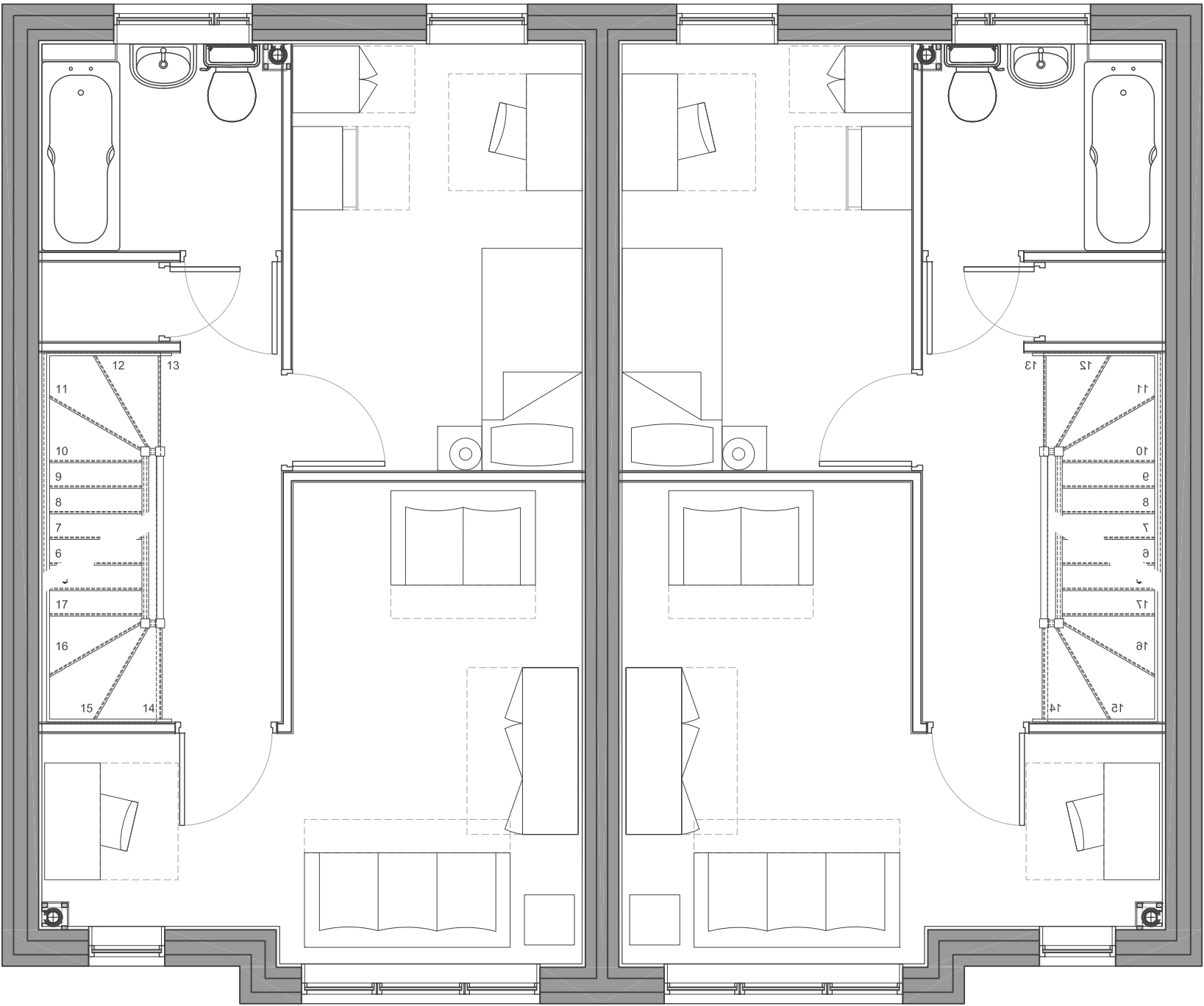
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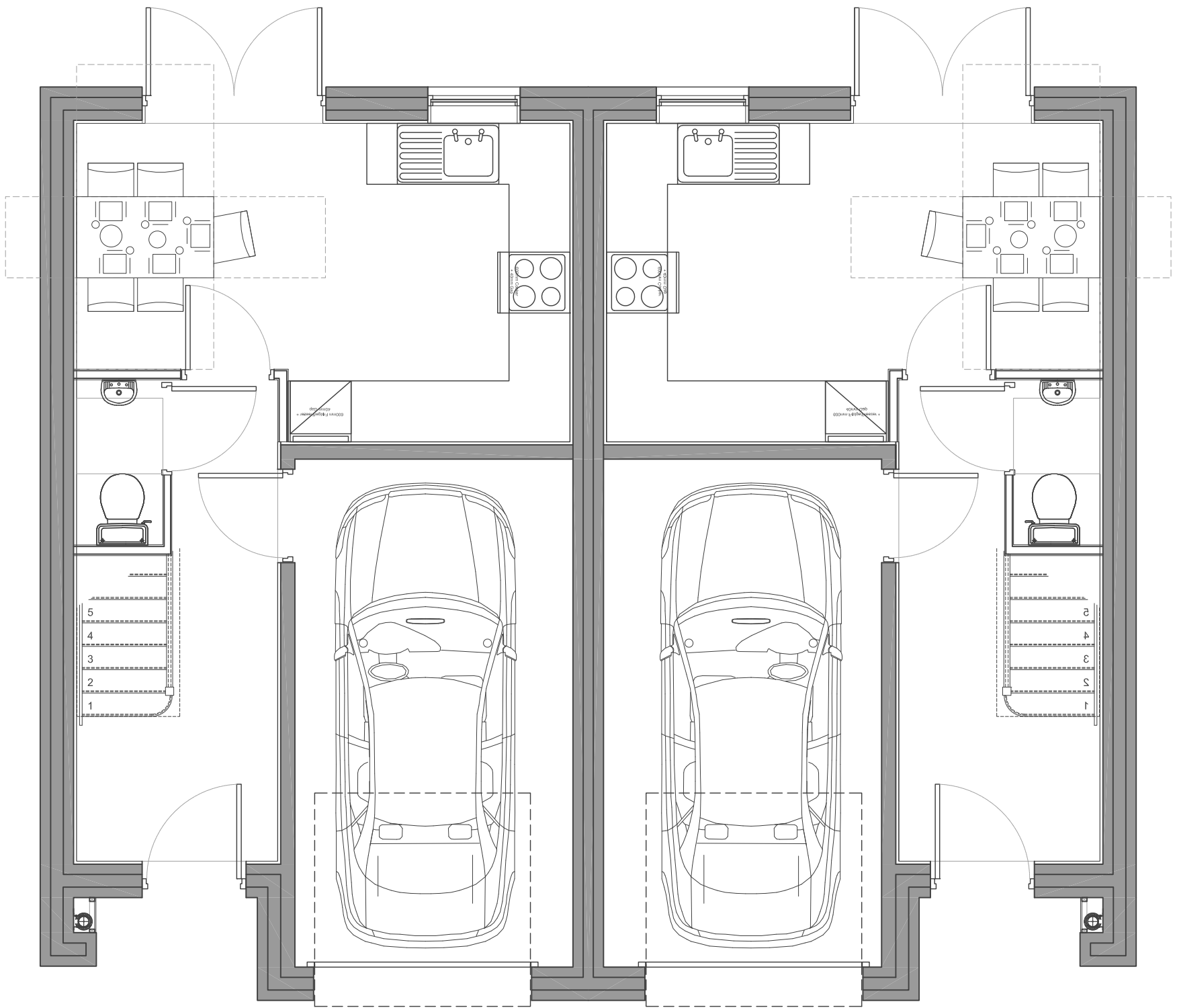




Second Floor Plan



First Floor Plan



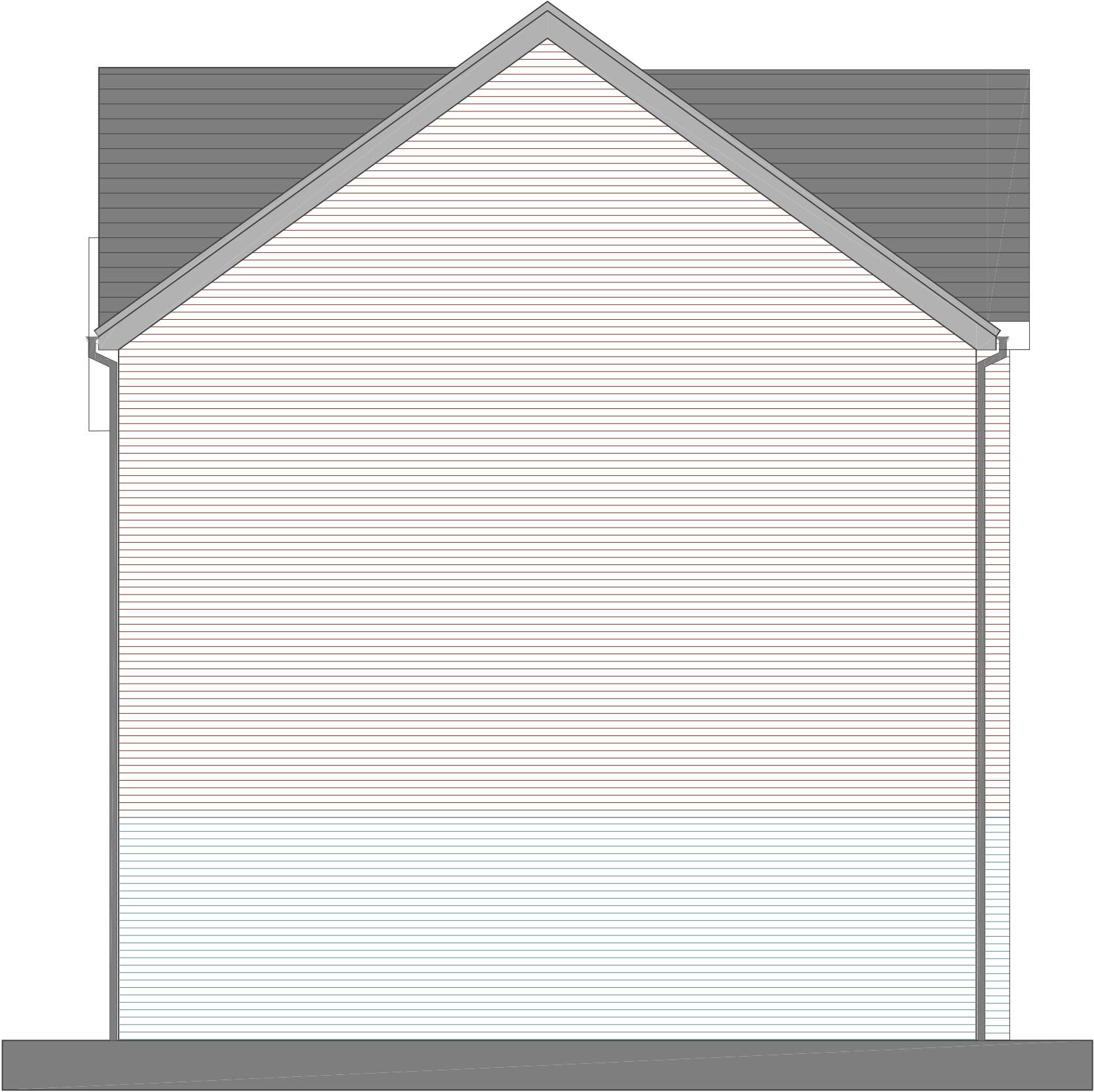
Ground Floor Plan



Front Elevation



Rear Elevation



Gable Elevation

A	Issued for Planning Application	13.02.19	RJB
P3	Issued for comment preplanning	11.02.19	RJB
P2	Issued for comment preplanning	07.02.19	RJB
P1	Amended to suit client comments	31.01.19	RJB
Rev	Description	Date	By

C	Concept	G	Contract
D	Planning	J	Construction
E	Building Regs	L	As Built
F	Tender	Sk	Sketch

jda architects

info@jda-architects.com  
www.jda-architects.com

manchester: 0161 336 5011  
liverpool: 0151 665 0112

Client:

Galliford Try

Project:

Edge Lane, Droylsden, M34

Scale:

@ original size

Date:

Jan 19

Drawn by:

RJB

Checked By:

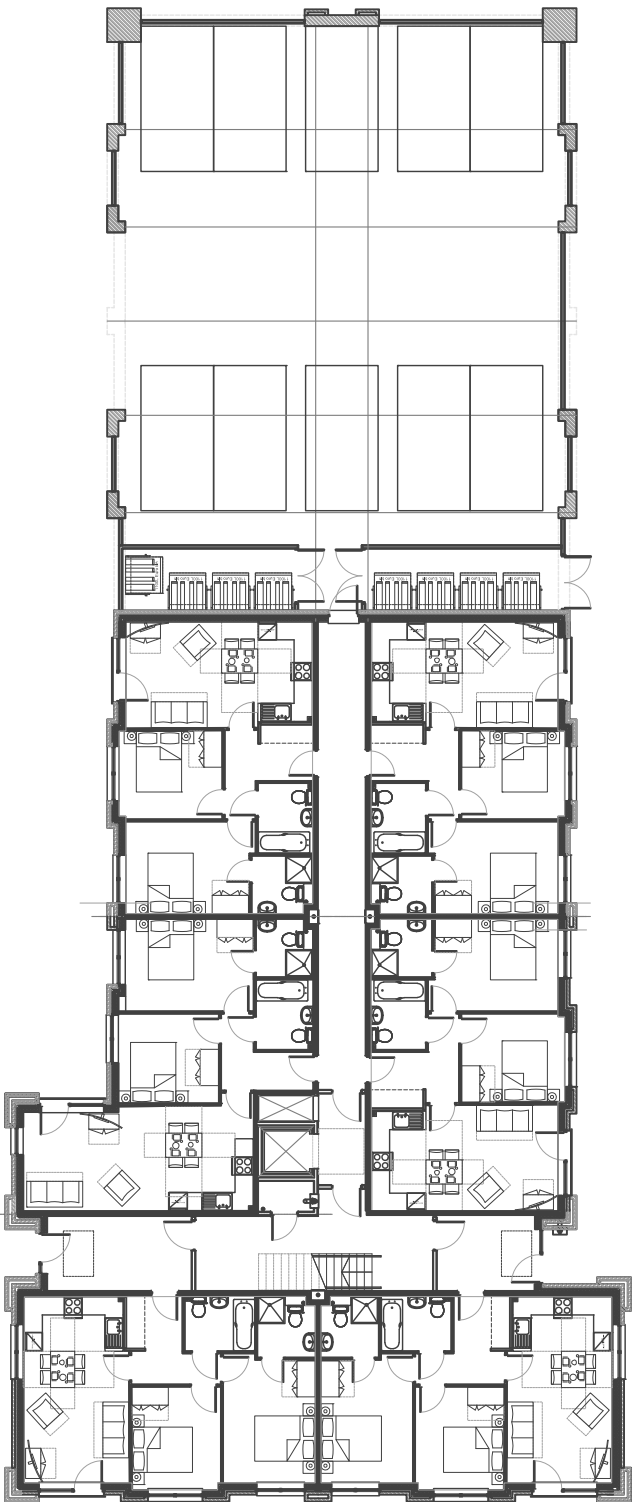
Job Number	Description	Rev
1068	A A009 Type A - 4 Bed House	A

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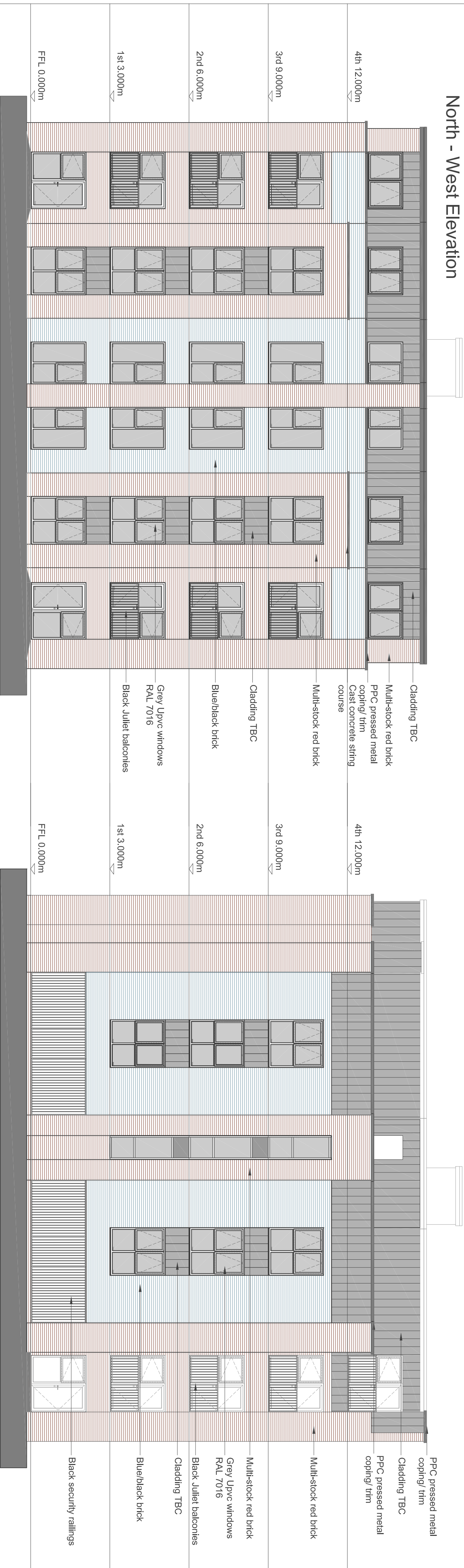
### North - East Elevation



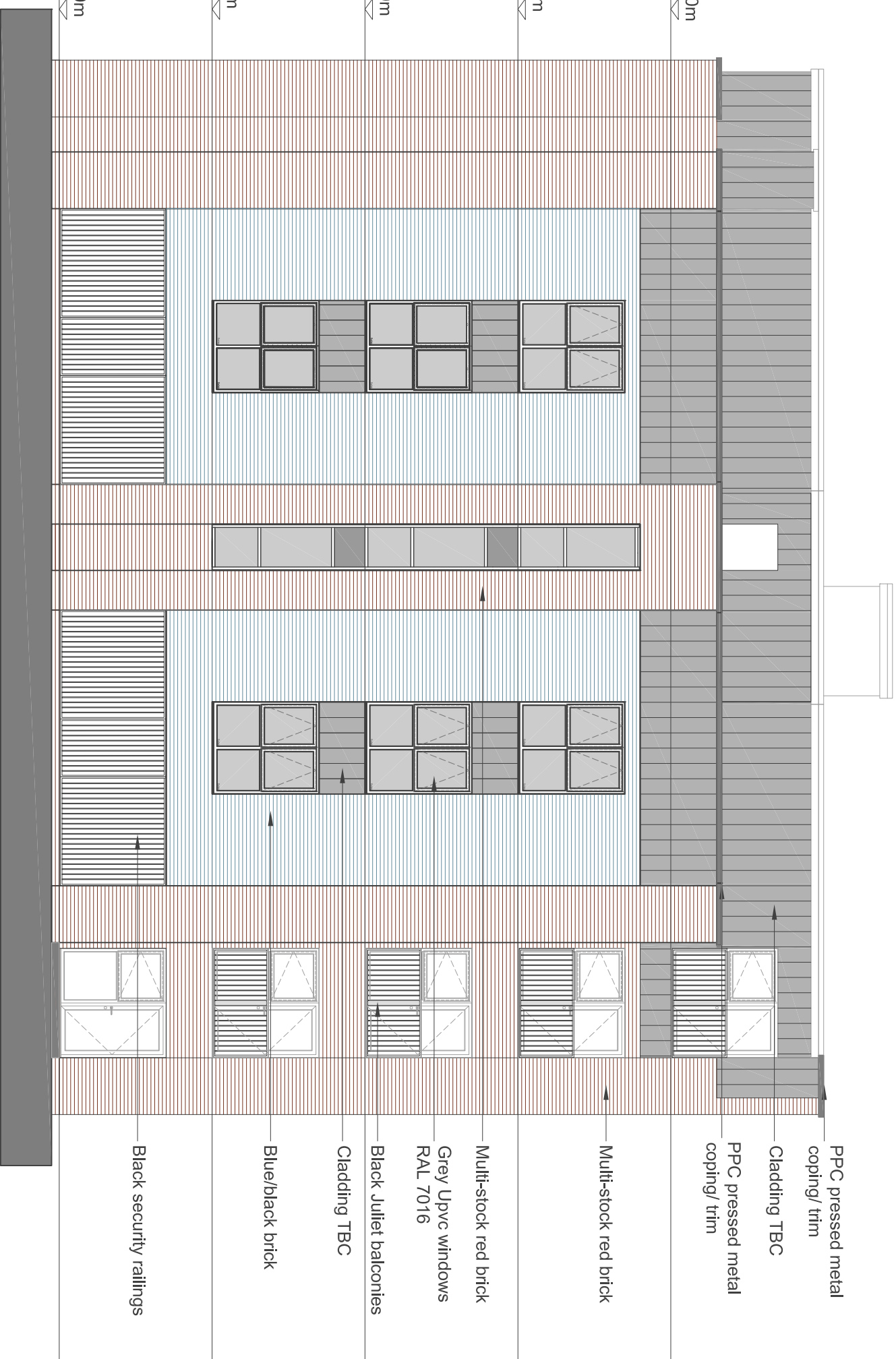
### South - West Elevation



South - East Elevation (Fairfield Road)



North - West Elevation




North - East Elevation



South - West Elevation (Edge Lane)

## Notes



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Rev	Description	By	Date
A	Issued for Planning Application	RUB	13.02.19
P4	For Comment pre planning	RUB	11.02.19
P3	For Comment pre planning	RUB	07.02.19
P2	Preliminary For Comment / Approval	RUB	05.02.19
P1	Preliminary For Comment / Information	RUB	04.12.18

C	Concept	G	Contract	
D	Planning	J	Construction	
E	Building Regs	L	As Built	
F	Tender	Sk	Sketch	

<div style="display: flex; justify-content: space-between;"> <div> <p><b>jida architects</b></p> <p>info@jida-architects.com www.jida-architects.com monchester: 0161 934 5071 liverpool: 0151 665 0112</p> </div>  </div>					
<b>Gallford Try</b>					
<b>Project:</b>					
Edge Lane, Droylsden, M34					
<b>Suite</b>	<b>@ original size</b>	<b>Date</b>	<b>Drawn by</b>	<b>Checked By</b>	
A1		Nov 18	RJB		

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**Application Number: 19/00128/FUL Edge Lane Droylsden**

**Photo 1 – looking east along Fairfield Road on southern boundary of the site towards the junction with Edge Lane.**



**Photo 2 – looking west on the opposite side of Fairfield Road – the site boundary runs to the rear of the buildings fronting onto Fairfield Road.**



**Photo 3 – view looking into the site towards the south eastern corner from the existing access on Edge Lane.**



**Photo 4 – looking northwards along Edge Lane opposite the existing entrance to the site.**





**Photo 5 – looking southwards along Edge Lane opposite the existing entrance to the site.**

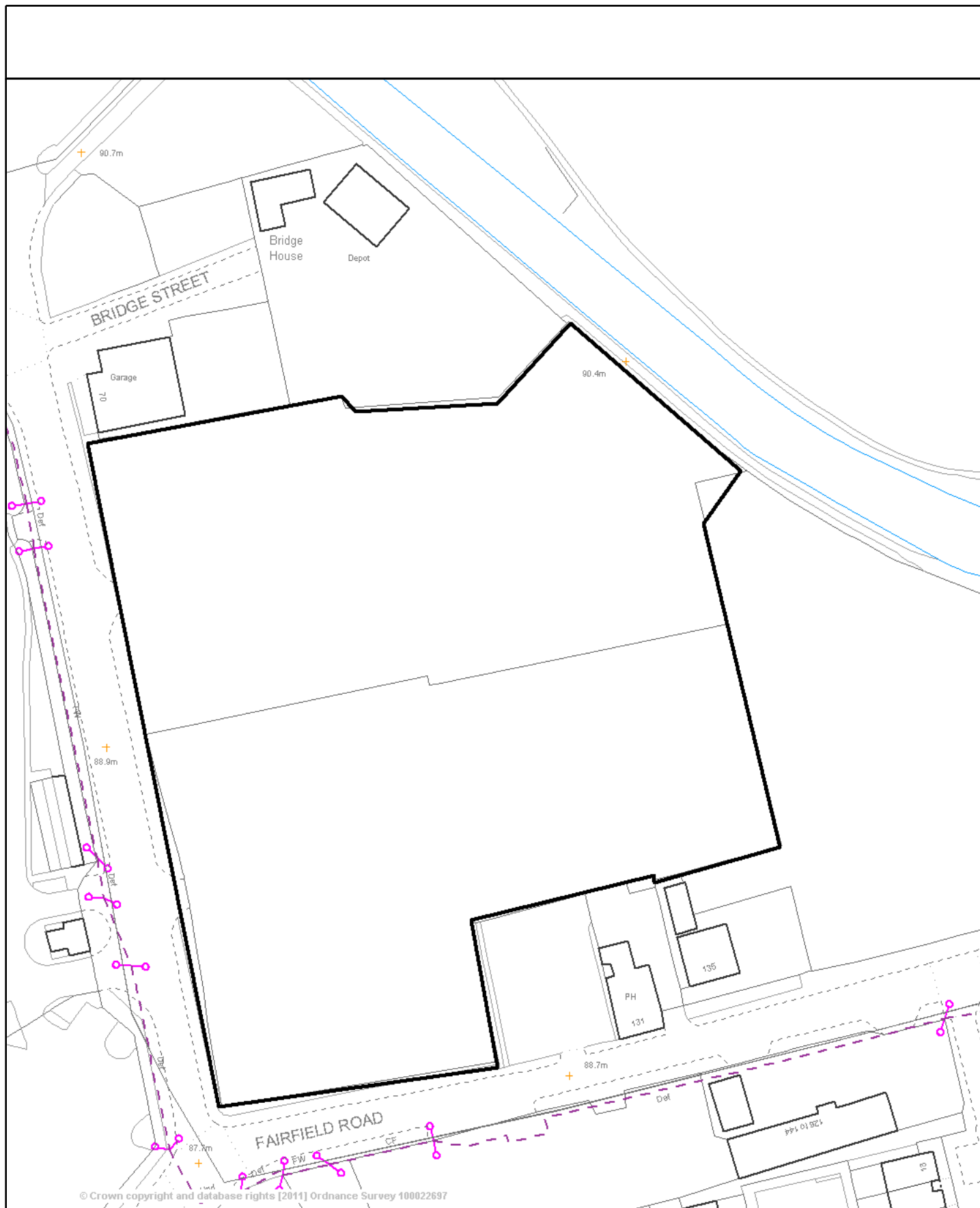


**Photo 6 – view of terrace of residential properties on Edge Lane to the north west of the site.**



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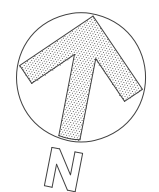
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- The drawings are the property of the Architect and shall remain confidential.

Total units - 116no

Houses - 50no

- All houses have integral garages @ 147.5sqft min.  
- NB: Integral garage area not included in the house areas below

Type A: 22no 4-bed, 2-bath  
1102.3sqft over 3 floors + 147.5sqft integral garage

Type B: 24no 3-bed, 2-bath  
1102.3sqft over 3 floors + 147.5sqft integral garage

Type C: 2no 4-bed, 2-bath  
1221sqft over 3 floors + 163.6sqft integral garage

Apartments - 66no total

Canal Block - 28no (4 storeys with part undercroft parking)

Type 1: 14no 2-beds  
650sqft

Type 2: 8no 2-beds  
627sqft

Type 3: 8no 2-beds  
686sqft

Fairfield Block - 38no (4 storeys with part undercroft parking)

Type 1: 31no 2-beds  
650sqft

Type 2: 3no 2-beds  
627sqft

Type 4: 4no 2-beds  
685sqft

- Gross
- Vehicle Terrace
- Pedestrian Terrace
- Regular block paving - Colour TBC
- Concrete flag paving



Rev	Description	Date	By
A	Amended for planning submission	KOR 12.02.19	
P2	Issued for comment/preliminary	KOR 11.02.19	
P1	Issued for comment/preliminary	KOR 05.02.19	

C	Concept		G	Contract	
D	Planning		J	Construction	
E	Building Regs		L	As Built	
F	Tender		Sk	Sketch	

100 architects

info@100architects.com  
www.100architects.com  
manchester: 0161 336 5011  
liverpool: 0151 665 0112

Client: Galliford Try  
Project: Edge Lane, Droylsden, M34

Scale	Drawn by	Check	Drawn by	Check
1:250	A1	Nov 18	RUB	
1:250	A1	Nov 18	RUB	

Rev	Description	Date
A	Proposed Site Plan	



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