

Application Number:	22/01131/FUL
Proposal:	Two storey building for use as general industrial (Use Class B2) or storage and distribution (Use Class B8), including access, parking and loading areas, and associated landscaping.
Site:	Land located off Globe Lane, Broadway Industrial Estate, Newton Wood, Dukinfield
Applicant:	MAC Roofing
Recommendation:	Grant planning permission, subject to conditions.
Reason for Report:	A Speakers Panel decision is required because the application constitutes a major development.
Background Papers:	The planning application documents are background papers to the report. They are open to inspection in accordance with Section 100D of the Local Government Act 1972.

1. SITE & SURROUNDINGS

- 1.1 The site subject of this planning application relates to a 0.79 hectare parcel of land, which is located off and is accessed off Globe Lane in Dukinfield, which sits to the northern boundary of the site.
- 1.2 In terms of setting within the locality, the site slopes and sits slightly lower than Globe Lane. The immediate surroundings are characterised heavily by neighbouring industrial units. The site and surroundings are allocated as an established employment area, as per the adopted Unitary Development Plan.
- 1.3 Bordering the site to the south is Dukinfield Old Hall Chapel, a Grade II* listed building.
- 1.4 The site is situated a considerable distance from residential properties, with the nearest being situated approximately 320m away.

2. PROPOSAL

- 2.1 This full application seeks planning permission for a new two storey building, to be utilised as either general industrial (use class B2) or storage and distribution (use class B8). Externally, access, loading and parking areas are proposed, alongside a substation and landscaping.
- 2.2 The floor plans indicate that the ground floor would be laid out for general industrial purposes, with various machinery, welding areas and work benches for industrial processes to be carried out. The ground floor would also benefit from office space. Lifts would provide access from ground to first floor, where drying space and racking is proposed, alongside additional office and staff facilities.
- 2.3 The building would measure 86 x 35m, with a total height of 13.7m. Materials would consist of roof and wall panel cladding coloured grey, and a brick plinth to the base of the building. Infill bands would provide natural daylight into the building.
- 2.4 Externally, parking and loading areas would be provided, with landscaping to the edges of the site. Access would be taken off Globe Lane to the north, with two access points proposed.

3. PLANNING HISTORY

3.1 None of relevance.

4. PLANNING POLICY

National Planning Policy Framework

4.1 Paragraph 9 of the National Planning Policy Framework (NPPF) states that planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area.

4.2 Paragraph 11 states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay (as per section 38(6) of the Planning and Compulsory Purchase Act 2004). However, where the development plan is absent, silent or out of date, planning permission should be granted unless the application of policies in the NPPF that protects areas or assets of particular importance, provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

4.3 Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Development Plan

4.4 The adopted development plan is the Tameside Unitary Development Plan (2004) and the Greater Manchester Joint Waste Development Plan Document (2012).

Tameside Unitary Development Plan (2004)

4.5 Part 1 Policies

- 1.1: Capturing Quality Jobs for Tameside People;
- 1.3: Creating a Cleaner and Greener Environment;
- 1.5: Following the Principles of Sustainable Development;
- 1.6: Securing Urban Regeneration;
- 1.9: Maintaining Local Access to Employment and Services;
- 1.10: Protecting and Enhancing the Natural Environment;
- 1.11: Conserving Built Heritage and Retaining Local Identity;
- 1.12: Ensuring an Accessible, Safe and Healthy Environment.

4.6 Part 2 Policies

- C1: Townscape and Urban Form
- C6: Setting of Listed Buildings
- C10: Development Affecting Archaeological Sites
- E3: Established Employment Areas
- E6: Detailed Design of Employment Developments
- MW11: Contaminated Land
- MW12: Control of Pollution
- N3: Nature Conservation Factors

- N4: Trees and Woodland
- N5: Trees within Development Sites
- N7: Protected Species
- OL10: Landscape Quality and Character
- T1: Highway Improvement and Traffic Management
- T6: Facilities for Buses
- T7: Cycling
- T8: Walking
- T10: Parking
- T11: Travel Plans
- T13: Transport Investment
- T14: Transport Assessments
- U3: Water Services for Developments
- U4: Flood Prevention
- U5: Energy Efficiency

Places for Everyone

- 4.7 The Places for Everyone Joint Development Plan Document was published in August 2021. It was submitted to the Secretary of State in February 2022 and inspectors have been appointed to carry out an independent examination. It is a joint plan covering nine of the ten Greater Manchester districts, including Tameside, and is intended to provide the overarching framework to strategically manage growth across the boroughs.
- 4.8 Paragraph 48 of the NPPF sets out what needs to be taken into account when considering the weight given to emerging plans. It states that local planning authorities may give weight to relevant policies in emerging plans according to: the stage of preparation of the emerging plan (the more advanced its preparation, the greater weight may be given); the extent to which there are unresolved objections (the less significant, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).
- 4.9 Places for Everyone has been published and submitted, where examination is on-going. The inspectors have recently issued examination document IN36, which is a 'part one' post hearing note. IN36 states that subject to a number of action points contained therein, the inspectors are satisfied at this stage of the examination that a schedule of proposed main modifications are necessary to make the plan sound and would be effective in that regard. In addition, the inspectors have indicated their position on the proposed allocations and Green Belt additions. Other than consideration of final issues on five specific allocations, or a significant change in national policy, no further action points are likely to be issued before the main modifications are consulted on.
- 4.10 The plan is a material consideration and to date, very limited weight has been given to the policies within it, primarily due to the number of outstanding objections received as a result of previous consultations. However, following the above, it is now reasonable to give a greater degree of weight to the plan, being reasonable within the context of national planning policy.
- 4.11 Places for Everyone cannot be given full weight in planning decisions, as it does not form part of the adopted plan for Tameside. But given the stage reached, it is reasonable to give elements of the plan substantial weight, subject to the inspector's caveat that this is without prejudice to their final conclusions following consideration of responses to consultation on the main modifications later in the examination.
- 4.12 To clarify, IN36 gives a clear steer as to the wording required to make the plan sound. Substantial weight should therefore be applied to the text of the plan as amended by the schedule of main modifications, and not the published version of Places for Everyone

Other Considerations

- 4.13 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a persons rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.
- 4.14 The application has been considered in accordance with the Tameside One Equality Scheme (2018-22), which seeks to prevent unlawful discrimination, promote equality of opportunity and good relations between people in a diverse community. In this case the proposed development is not anticipated to have any potential impact from an equality perspective.

5. PUBLICITY CARRIED OUT

- 5.1 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 the application has been advertised as a major development by neighbour notification letters, display of site notice, and advertisement in the local press.

6. SUMMARY OF THIRD PARTY RESPONSES

- 6.1 In response to the neighbour notification letters, there have been 3 letters of objection received. The concerns raised within the letters of objection are summarised below:
- The adjacent Grade II* listed building is on the at risk register. The proposed development would affect the setting of this asset;
 - The site was gifted in 1904 for educational purposes, and then requisitioned for the war effort during WW2. There is no record of this stipulation being rescinded;
 - A secondary access to the listed building would be affected by the development, and access to the asset would be cut off as a result of this development;
 - Much of the site is situated where water was previously present, possibly used as a watering hole or stopping place, fed by springs, going back centuries.
- 6.2 An objection letter has also been received from Mr Andrew Gwynne MP, raising the following concerns:
- I am a patron of the Friends of Dukinfield Old Hall Chapel, which is a Grade II* listed building that is on the At-Risk Register. The Chapel was built in the 16th Century and was the family chapel of the Duckenfield family of Dukinfield Hall, which was demolished in 1950.
 - The Friends group is working with other interested parties to preserve this important building as a managed ruin.
 - The development as proposed would compromise the visual amenity of this historic site. There are also ongoing access issues to the site that need to be considered.
 - I want to add my objection to those of the Friends of Dukinfield Old Hall Chapel, Tameside History Forum and the archaeology department at Salford University. This is an inappropriate development so close to a listed building.

7. RESPONSES FROM CONSULTEES

- 7.1 Health and Safety Executive – The site does not lie within the consultation distance of a major hazard site or major accident hazard pipeline. No requirement for further consultation.

- 7.2 Contaminated Land – No objections, subject to conditions requiring an updated phase 1 report, followed by a site investigation strategy, options appraisal and remediation strategy, and verification plan if necessary.
- 7.3 Coal Authority – Proposed built development is situated outside of the Coal Mining Development High Risk Area, and therefore no objections raised.
- 7.4 Canal and River Trust – No comment to make on the proposal.
- 7.5 Greater Manchester Ecology Unit – No objections, subject to conditions requiring biodiversity enhancement measures and proposed trees to be a native species, and that no works be undertaken to trees and shrubs during the bird nesting season. Informatives recommended regarding protected species including bats and wild mammals.
- 7.6 Arborist – No objections.
- 7.7 Environmental Health – No objections, subject to a condition requiring construction works to be undertaken during daytime hours only.
- 7.8 Lead Local Flood Authority – No objections, subject to a condition requiring a surface water drainage scheme to be submitted.
- 7.9 Environment Agency – No objections, subject to conditions requiring further details regarding contaminated land, and to require that no drainage systems for the infiltration of surface water to the ground be permitted other than with the consent of the Local Planning Authority, and that such proposals should be supported by an assessment of the risks to controlled waters.
- 7.10 Historic England - No objections.
- 7.11 Greater Manchester Archaeological Advisory Service – No objections subject to a condition requiring a programme of archaeological works to be undertaken.
- 7.12 Transport for Greater Manchester – No objections, offers advice with regards to assessment of application from a highways perspective.
- 7.13 Local Highway Authority – No objections, subject to conditions requiring a condition/structural survey to be undertaken; a scheme for highway construction and works (including lighting); visibility splays to be maintained; car parking to be laid out; a construction environmental management plan; provision of cycle parking; a travel plan for the development; details of a scheme to upgrade bus stops on Globe Lane; and details of highway retaining structures.
- 7.14 Waste Management – No comments. Note that application is for a commercial use, and therefore would be subject to a trade waste contract.

8. ANALYSIS

- 8.1 Section 6 of the NPPF is entitled “Building a strong, competitive economy”. Paragraph 81 states that ‘planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.’
- 8.2 Despite the site containing no built development, it is allocated as an Established Employment Area, as per policy E3 of the Unitary Development Plan (UDP). The Council recognises that there is, at present, a shortage in the supply/allocation of employment land

within the Borough. This will be partly addressed within the emerging spatial plan, Places for Everyone. The evidence submitted as part of the Greater Manchester Spatial Framework and Places for Everyone highlights that Tameside has the lowest availability of industrial and warehousing space within Greater Manchester. Industrial and warehousing development has an important role to play in addressing the economic disparities across Greater Manchester and, in particular, to boost the competitiveness of the Borough within the northern areas. It is therefore material to the decision.

- 8.3 Policy E3 states that in Established Employment Areas, the Council will permit development for employment purposes. The erection of the proposed building would yield direct economic outputs and the creation of the employment floor space would provide direct employment opportunities. The investment within the site is welcomed and this would compliment the wider employment offer within the established industrial area along Globe Lane. The investment is welcomed and it fully accords with the strategic objectives of the Council, current UDP policies and those of the emerging Places for Everyone strategic plan.
- 8.4 The principle of development is considered to be acceptable, the proposals would be compliant with the site allocation and meet the test of policy E3 'Established Employment Areas'.

9. DESIGN & LAYOUT

- 9.1 Policy E6 'Detailed Design of Employment Developments' sets out a number of design-based criteria to be applied in the consideration of new employment development. Policy C1 promotes that new development responds positively to and with understanding of its local context.
- 9.2 The site currently consists of a cleared concrete base course, with trees and shrubbery (some of which is self-seeded) to the edges of the site. Although in a similar state since at least 2009, the site in the past contained built industrial development.
- 9.3 The site is located adjacent to Globe Lane, and although at a slightly lower level it would be widely viewed from public vantage points along that highway to the south. It is considered however that the design of the building would broadly follow the established character of the neighbouring industrial units which it is situated adjacent to. The site is set close to the Dukinfield Old Hall Chapel, which is a Grade II* listed building, and the impact of the development upon the setting of that heritage asset is considered in further detail below. However, otherwise the setting and overall character of the locality is influenced by the presence of the existing industrial units, and the development would be seen in the context of this backdrop. Separation would be provided between the proposed building and the adjacent highway, which is subject to planting along this border, and the site is at a lower position when viewed from Globe Lane, reducing the prominence of the future development.
- 9.4 The development would comprise of a large warehouse building, with roof and wall panel cladding coloured grey, and a brick plinth to the base of the building. Infill bands would provide natural daylight into the building, and it is considered that these would break up the mass of the building, which would stand at 13.7m in height. Fenestration would be limited on the buildings, primarily situated around the entrance area to the north west of the building.
- 9.5 The overall height and scale of the building is considered to be acceptable. Levels within the site are generally flat, however the land slopes from Globe Lane, from which access is gained. The warehouse building would appear as a natural addition to the established employment character of the surrounding area. The design and scale would not result in an overbearing impact on the character of the surrounding area, and the existing landscaping to borders would assist in screening the building. The submitted information demonstrates that existing mature trees along the border with Globe Lane and to the east would be retained.

- 9.6 The design is acceptable, meeting the criteria of policy E6. The building is deemed to be complimentary to existing industrial units within the immediate area and would not detract from the appearance of the locality. The building takes a simple but functional appearance similar to that of adjacent buildings, and the addition of brick work and infill bands will provide a degree of interest to the overall appearance of the development. Landscaping to the edges of the site surrounding the buildings will provide a degree of screening for more sensitive receptors where the buildings will assimilate successfully into the site.

10. IMPACT UPON HERITAGE ASSETS

- 10.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 10.2 Policy C6 of the UDP states that new development, including any proposed as a result of a new use for a listed building, which fails to preserve, or detracts from, the setting of a listed building or structure will not be permitted.
- 10.3 Policy C10 of the UDP states that where development is proposed in areas of known or suspected archaeological importance, the Council will ensure that:
- a) provision is made for the prior investigation and evaluation of the site, and
 - b) facilities are made available for suitable inspection during site preparation, and
 - c) sites and monuments are not needlessly damaged or destroyed, and unavoidable damage is mitigated, and
 - d) preservation of the archaeological evidence in situ is the preferred solution, or if this is not justified, adequate provision is made for excavation and recording before and during development.

Wherever practical, measures should be taken to facilitate the conservation, accessibility and interpretation of archaeological remains, in the light of the educational, recreational and tourism potential which they may have.

- 10.4 Dukinfield Old Hall Chapel, a Grade II* listed building, is situated beyond the southern border of the site. This heritage asset is very significant in the very early stages of the Methodist movement away from the main church authority. From existing investigative works, there are well-preserved remains below the concrete and tarmac surfaces, some relating to the Old Hall to which the Chapel was attached as a private family chapel. The Chapel claims to have been the first independent church in England, in the 17th century. Built in the reign of Henry VII (1485-1509), it was extended in the 19th century to become a congregational church and set alight by arsonists in 1978. Unfortunately, the area surrounding the building has lost its historic setting and the listed building is lost amongst industrial buildings.
- 10.5 The proposed development would have only a limited impact on the significance that the Grade II* designated heritage asset derives from its setting, as the vast majority of the area has been redeveloped. Historic England concurs with this opinion and raises no objections to the proposed development. However, it is considered that there is potential to uncover and affect important archaeological evidence which could improve understanding and appreciation of the building and how it was once used and related to other buildings on the site. In addition to raising no objections, Historic England welcomes the proposed gentle landscaping to the southern boundary of the site, adjacent to the listed asset.
- 10.6 Consultation has taken place with the Greater Manchester Archaeological Advisory Service (GMAAS), who note that the listed asset was once the private chapel of the Dukinfield family, who owned the medieval hall that once stood to the south. The chapel belongs to the 16th

century although a licence for an oratory in Dukinfield was granted on 10th October 1398, raising the possibility that there had been an earlier building in the vicinity of the current chapel. The sequence of historic maps demonstrate that the application site was occupied by a school in the early 20th century, and this had been replaced by an engineering works by the 1960s. Whilst the construction/demolition of these buildings may have been removed, any archaeological remains that existed within their footprint, the current application proposes development works across what seems to be a slightly larger area which, in theory, may have some potential to damage or remove any archaeological remains that survive below ground.

- 10.7 GMAAS has reviewed the submitted heritage statement, but say that this is not sufficient in identifying any archaeological remains on the site. GMAAS therefore consider that a condition should be attached to a planning permission which requires a programme of archaeological works to be submitted for consideration, and that this should include a written scheme of investigation (WSI). This would investigate any possible archaeological interests on the site and include appropriate recording and inclusion of such records within the Historic Environment Record.
- 10.8 Noting that Historic England raise no objections to the proposed development, and that the archaeological interests of the site would be adequately recorded, the heritage asset and its setting is lost amongst the existing industrial buildings. Landscaping along the southern boundary would provide a buffer between the listed building and the site. Given this is already the case due to the presence of the existing buildings, the proposed development would not cause undue harm to the setting of the heritage asset.
- 10.9 In light of the above, in the absence of any undue harm to the setting of the listed building as a result of the proposed development, the application accords with the above policies and is acceptable in this regard.

11. RESIDENTIAL AMENITY

- 11.1 The nearest residential properties are located a considerable distance from the site, on Woodbury Crescent. They are over 320m away with industrial buildings in-between the two. Given the considerable distance between the site and surrounding residential properties, the development would not cause any oppressive or overbearing impacts upon residential properties, nor would it cause undue noise or disturbance. No objections have been raised by the Council's Environmental Health officers.
- 11.2 It is also noted that the development would have the potential to cause undue disturbance during a construction phase. A condition is recommended restricting construction work to daytime hours only.
- 11.3 Following the above assessment, the proposed development would not result in an adverse impact on the residential amenity of any surrounding neighbouring properties.

12. HIGHWAY SAFETY & ACCESSIBILITY

- 12.1 The proposed access into the site would be taken from Globe Lane to the north. The Local Highway Authority (LHA) has reviewed the submitted information and consider that vehicles could safely enter and leave the site. All types of vehicles proposed could safely manoeuvre within the site and exit in a forward gear.
- 12.2 The LHA has reviewed the submitted Transport Assessment, and consider that the predicted trips within the assessment are acceptable, therefore the development would not unduly impact upon highway safety or the highway network.

- 12.3 In terms of parking provision, the development proposes a total of 33 parking spaces to serve the development, including 3 disabled spaces, which is acceptable to the LHA and largely consistent with Policy T10 of the UDP. Cycle parking provision is also proposed, alongside electric vehicle charging facilities. The provision of cycle parking can be controlled by means of a condition.
- 12.4 Further to the provision of car and cycle parking provision, the LHA has recommended that facilities for users of public transport be improved, in order to encourage sustainable transport links. Bus stops lie close to the site on Globe Lane, and the LHA consider that these should be upgraded to encourage staff and visitors to site to use public transport methods as opposed to the private car. Alongside such, the LHA has requested that the lighting along Globe Lane be upgraded, in addition to within the car park and access, in order to promote walking and cycling to the development site. As on-site highway works, these works are recommended as part of a condition, and the applicant has agreed to these requests. These measures combined would encourage future users of the site to access it sustainably, rather than the development becoming reliant upon the private car.
- 12.5 It is considered reasonable to impose conditions requiring the laying out of the vehicle parking spaces and servicing areas as indicated on the submitted plans prior to the operation of any part of the development plot. Similarly, works to create the access to the site, alongside the relevant highway works to be undertaken, including closure of redundant vehicles accesses and surfacing and lining works, are recommended to be controlled by condition. It is also reasonable to condition the submission and approval of a management plan relating to the construction phase of the development.
- 12.6 It is recommended that a staff travel plan be undertaken, to encourage sustainable travel choices, with use of incentives and a clear monitoring regime with agreed targets. The travel plan should include tailored measures to overcome specific barriers or take advantage of opportunities presented by the site to encourage staff to use sustainable modes of travel for appropriate journeys. It is recommended that further development, implementation and monitoring of such should take place, and a relevant condition is recommended.
- 12.7 In concluding highways matters, the proposed development would not result in an adverse impact on highway safety in terms of trip generation, the safety of the access arrangements or car parking capacity, subject to securing a package of sustainable connectivity improvement measures as detailed earlier. The proposals would not result in a detrimental impact on highway safety. The development thus complies with national and locally adopted policy as a result.

13. DRAINAGE AND FLOOD RISK

- 13.1 The site lies within flood zone 1, and therefore at the least risk of flooding.
- 13.2 The Lead Local Flood Authority (LLFA) has reviewed the submitted information, and recommends that a surface water drainage scheme be submitted prior to the use coming into operation, in order to manage flood risk and surface water drainage. A relevant condition is thereby recommended.
- 13.3 The Environment Agency initially raised objections, because the applicant has indicated that a non-mains foul drainage system would be utilised, which the Environment Agency considered would pose an unacceptable risk of pollution to groundwater/ground and surface waters, and the water environment. The applicant has since clarified that this is not the case, and the Environment Agency have removed their objection. They recommend a condition requiring that no drainage systems for the infiltration of surface water to the ground are permitted other than those consented by the Local Planning Authority, and that any proposals

for such systems should be supported by an assessment of the risks to controlled waters. The condition recommended as above, requiring details of a surface water drainage scheme to be submitted, is considered appropriate and the details will be shared with the Environment Agency at that stage to ensure they are satisfied with the submitted drainage details.

- 13.4 Subject to the above referenced condition, it is considered that the proposals are acceptable in this regard.

14. GROUND CONDITIONS

- 14.1 Part of the site falls within the Coal Authority's defined Development High Risk Area. The Coal Authority has reviewed the submitted information they do not consider that any further information is necessary, and they do not raise any objections to the proposal.
- 14.2 The Environmental Protection Unit (EPU) have reviewed the submitted phase 1 contamination report, however they consider that it is not sufficiently detailed, failing to identify past contaminating uses of the site and sources of contamination and ground gas which need to be included and fully investigated. This includes the former presence of an anodising and fabrication works at the site, which was itself subject to a permit by the Environment Agency, for industrial processes relating to the surface treatment of metals. This involved potentially contaminating processes and use of acids and sodium hydroxide which were stored in tanks at the site. Previous ground investigation reports at the site revealed that soils and groundwater at the site had been impacted by contaminants, and groundwater was also found to be impacted. In addition, a number of potential sources of ground and mine gas have been identified within close proximity to the site, including the presence of three landfills within a range of 40-90 metres away, and three mine shafts, which may provide a possible migratory pathway for mine gas, not identified within the submitted information.
- 14.3 Although the EPU does not raise an objection to the development, they note as above that the site has a significant industrial past and previous intrusive investigations have identified that both soils and groundwater at the site have been impacted by contaminants. The submitted phase 1 contamination report fails to identify the significance of this former use and potential sources of contamination and ground/mine gas relevant to the site. An updated phase 1 report would therefore be required, and a relevant condition is recommended. Dependent upon the results of that report, a site investigation strategy, followed by an options appraisal and remediation strategy, and a verification plan if necessary, are required, and are subject to the same condition. Such detail would ensure that the applicant is aware of any contamination at the site, and would ensure it is adequately dealt with to minimise risks to future users of the site.
- 14.4 Similarly to the EPU, the Environment Agency noted that the proposals represent a medium risk to contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is underlain by superficial deposits of Glaciofluvial Sheet deposits of sand and gravel, which is classed as a Secondary A Aquifer and is around 100m north of the Peak Forest Canal. The bedrock in this location is mudstone, siltstone and sandstone Pennine middle coal measures formation which is also classed as a Secondary A Aquifer. The Environment Agency recommend the same conditions as those recommended by the EPU above, so the further information submitted at the stage of discharging those conditions will be shared with the Environment Agency to ensure they are satisfied with the submitted contamination detail.
- 14.5 The conditions recommended by the EPU are considered reasonable and necessary to ensure that future users of the proposed development would not be exposed to potential risks caused by contamination at the site, and subject to its imposition the application is thereby considered acceptable in this regard.

15. LANDSCAPING & ECOLOGY

- 15.1 Greater Manchester Ecology Unit (GMEU) has reviewed the submitted information, and raise no objections, noting that the applicant's ecological consultant identified no significant ecological issues.
- 15.2 The site has been surveyed for bats, and no evidence of bats was found, with all buildings and trees assessed as having negligible roosting potential. GMEU do note that bats can on occasion turn up in unexpected locations, and therefore recommend an informative advising the applicant of their responsibilities should bats be discovered whilst works are being undertaken. No other protected species were discovered at the site, and it is therefore assumed that no protection measures are required for other species.
- 15.3 It is noted that tree and scrub is present across the site, which represents potential bird nesting habitats. A condition is recommended which restricts works during the bird nesting season, without prior submission of evidence to suggest that nesting birds are not present within the trees and scrub to be removed.
- 15.4 GMEU consider that the dense scrub around the site boundaries provides potential habitat for mammals such as hedgehog, and the rubble piles could provide shelter for amphibians such as common toad, smooth newt and common frog. The site is however otherwise unsuitable for such species and relatively isolated from likely core feeding or breeding sites for such species, though a narrow link of vegetation to the Peak Forest Canal is present. Although any risk to most amphibians is considered low, hedgehogs may be affected by the development and therefore an informative is recommended to make the applicant aware of their obligations should any be discovered during construction works.
- 15.5 The development site consists primarily of hardstanding, with areas of early successional scrub and tall herb alongside some landscape tree planting. The majority of trees would be retained within the site, with the proposal consisting of hardstanding, a building and landscaping. Overall, GMEU consider that the percentage of vegetated habitat appears to be increased as part of the proposals, with good numbers of new trees proposed. In terms of wildlife, the main negative impact would be the loss of bird nesting habitats, however this effect can be mitigated by provision of bird boxes within the site, and if the trees to be planted are native. A condition requiring further details of landscape provision, and of biodiversity enhancement measures is therefore recommended. No objections are raised regarding the application or this approach by the Council's Arborist.
- 15.6 Should the various conditions outlined above be attached to a planning approval, the development would ensure an adequate level of landscaping and no undue impacts upon ecology. The application is thereby considered acceptable in these regards.

16. CONCLUSION

- 16.1 The application proposes the erection of development that will generate employment on a site which is allocated for employment uses in the Unitary Development Plan. The economic benefits associated with investment and subsequent employment opportunities carry significant weight and the principle of the development is acceptable.
- 16.2 The development would be viewed within the context of the existing industrial estate adjacent and given the lower level of the site to surrounding residential and recreational development and the good levels of landscaping surrounding, it would not unduly impact upon the character of the area.

- 16.3 The setting of the adjacent Grade II* heritage asset has been considered. Due to existing development and the prevailing nature of the immediate area, it is considered that there is an established industrial character and the addition of a similar industrial building would not cause further harm to the asset.
- 16.4 The proposal would not be significantly detrimental to residential amenity, given the considerable distance from any neighbouring properties and intervening development.
- 16.5 The development would not cause undue impacts to highway safety, and would be considered acceptable subject to the imposition of conditions.
- 16.6 There are no objections to the proposals from the statutory consultees in relation to the proposals which is considered to be an efficient use of an allocated site.
- 16.7 The proposal therefore complies with relevant development plan policies as well as those contained within the NPPF and is considered acceptable when taking into account other material planning considerations.

RECOMMENDATION

Grant planning permission subject to the following conditions:

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

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

- Site location plan (dwg no. 0.010_Rev);
- Proposed ground floor detail (dwg no. 2.130_Rev_);
- Proposed first floor detail (dwg no. 2.131_Rev_);
- Proposed substation drawings (dwg no. 2.201_Rev_);
- Proposed site plan (dwg no. 2.020_Rev D);
- Proposed ground floor plan (dwg no. 2.100_Rev D);
- Proposed first floor plan (dwg no. 2.110_Rev B);
- Proposed roof plan (dwg no. 2.120_Rev B);
- Proposed elevations (dwg no. 2.200_Rev B);
- Proposed site sections (dwg no. 2.300_Rev A).

Reason: In the interests of the visual amenities of the locality and in accordance with policies of the adopted TMBC UDP.

- 3) With exception of site clearance and demolition no above ground development shall take place until full details of the proposed external materials 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.

Reason: In the interests of the visual amenities of the locality, in accordance with policies OL10: Landscape Quality and C1: Townscape and Urban Form.

- 4) Prior to the first use of the development hereby approved, details of all the means of enclosure on the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of enclosure shall be provided in accordance with the

approved details before the development permitted is brought into use and shall be retained thereafter.

Reason: In the interests of the visual amenities of the locality, in accordance with policies OL10: Landscape Quality and C1: Townscape and Urban Form.

- 5) No development, other than site clearance and site compound set up, shall commence until a remediation strategy, detailing the works and measures required to address any unacceptable risks posed by contamination at the site to human health, buildings and the environment has been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall be implemented and verified as approved and shall include all of the following components unless the LPA dispenses with any such requirement specifically in writing:
1. A preliminary risk assessment which has identified:
 - All previous and current uses of the site and surrounding area;
 - All potential contaminants associated with those uses;
 - A conceptual site model identifying all potential sources, pathways, receptors and pollutant linkages;
 - Potentially unacceptable risks arising from contamination at the site.
 2. A site investigation strategy, based on the preliminary risk assessment in point (1) detailing all investigations including sampling, analysis and monitoring that will be undertaken at the site in order to enable the nature and extent of any contamination to be determined and a detailed assessment of the risks posed to be carried out. The strategy shall be approved in writing by the LPA prior to any investigation works commencing at the site.
 3. The findings of the site investigation and detailed risk assessments referred to in point (2) including all relevant soil / water analysis and ground gas / groundwater monitoring data.
 4. Based on the site investigation and detailed risk assessment referred to in point (3) an options appraisal and remediation strategy setting out full details of the remediation works and measures required to address any unacceptable risks posed by contamination and how they are to be implemented.
 5. A verification plan detailing the information that will be obtained in order to demonstrate the works and measures set out in the remediation strategy in point (4) have been fully implemented including any requirements for long term monitoring and maintenance.

Reason: To ensure any unacceptable risks posed by contamination are appropriately addressed and the site is suitable for its proposed use in accordance with paragraph 184 of the National Planning Policy Framework.

- 6) Prior to the use of the development hereby approved, a verification / completion report demonstrating all remedial works and measures detailed in the submitted scheme have been fully implemented in accordance with the approved schemes shall be submitted to, and approved in writing by the Local Planning Authority (LPA). If during development, contamination not previously identified is encountered, then no further development (unless otherwise agreed with the LPA), shall be undertaken until a remediation strategy detailing how this contamination will be appropriately addressed and the remedial works verified has been submitted to, and approved in writing by the LPA. The remediation strategy shall be fully implemented and verified as approved.

The discharge of this planning condition will be given in writing by the LPA on completion of the development and once all information specified within this condition and any other requested information has been provided to the satisfaction of the LPA and occupation of the development shall not commence until this time unless otherwise agreed in writing by the LPA.

Reason: To ensure any unacceptable risks posed by contamination are appropriately addressed and the site is suitable for its proposed use in accordance with paragraph 184 of the National Planning Policy Framework.

- 7) Prior to the commencement of the development hereby approved, 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 shall be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The strategy shall demonstrate that foul and surface water shall be drained from the site via separate mechanisms and shall detail existing and proposed surface water run-off rates. The strategy shall also include details of on-going management and maintenance arrangements. The development shall be carried out in accordance with the approved details and be retained as such thereafter.

Reason: To ensure proper drainage of the area, in accordance with Policy U3 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 8) Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of:-
- Hours of construction work and deliveries;
 - Location of site compound/offices;
 - Construction traffic management measures including details of access arrangements, turning and manoeuvring facilities, material deliveries, vehicle routing to and from the site, traffic management, signage, hoardings, scaffolding, where materials will be loaded, unloaded and stored, contractor parking arrangements and measures to prevent the discharge of detritus from the site during construction works;
 - Wheel washing facilities;
 - Measures to control the emission of dust and dirt during construction;
 - Measures to control noise levels during construction;
 - Details of any public relations measures e.g. Considerate Constructors Scheme.

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

Reason: In the interest of highway safety in accordance with Policy T1 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 9) Prior to the first use of the development hereby approved, details of secured cycle storage to be installed to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location of storage, and the store shall be covered, for a minimum of 10 cycles. The secured cycle storage shall be installed in accordance with the approved details prior to the first use of the development and shall be retained as such thereafter.

Reason: In the interest of highway safety in accordance with Policy T1 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 10) Prior to bringing the development into use the car parking, servicing and turning facilities indicated on the approved plans shall be provided to the full satisfaction of the LPA and thereafter kept unobstructed and shall be retained as such thereafter. Vehicles must be able to enter and leave the site in forward gear at all times.

Reason: In the interests of highway safety in accordance with policy T1 Highway Improvement.

- 11) No development shall commence until a condition survey (including structural integrity) of the highways to be used by construction traffic has been submitted to and approved in writing by the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be submitted to and approved in writing by the Local Planning Authority which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme, including timescales, to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety in accordance with Policy T1 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 12) 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 and 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.

Reason: In the interest of residential amenity in accordance with Policy H10 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 13) A clear view shall be maintained at the junction of the access roads serving the development with Globe Lane, measuring the dimensions 2.4m x 43m. The area shall be kept clear of anything higher than 1.0m above the nearside channel level of the adjacent highway.

Reason: In the interest of highway safety in accordance with Policy T1 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 14) Prior to the first occupation of the development hereby approved, a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall be reviewed and updated on an annual basis in accordance with details that shall be outlined in the submitted plan; and all updates shall be produced in accordance with current national and local best practice guidance and shall include details on the method of operation, appointment of a travel plan coordinator/s, targets, infrastructure to be provided, measures that will be implemented, monitoring and review mechanisms, procedures for any remedial action that may be required and a timetable for implementing each element of the plan. The Travel Plan shall thereafter be implemented as per a timetable agreed within the approved details.

Reason: In the interest of promoting use of public transport and reducing environmental impact, in accordance with UDP Policies T1: Highway Improvement and Traffic Management and T11 Travel Plans.

- 15) No development, other than site clearance, demolition and site compound set up, shall commence until a scheme relevant to highway construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of:
- a. Phasing plan of highway works;
 - b. Stage 1 Safety Audit – 'Completion of preliminary design' and subsequent Stages 2-4 based on the Design Manual for Roads and Bridges document GG 119 – Road Safety Audit;
 - c. Surface and drainage details of all carriageways and footways;
 - d. Details of the works to the reinstatement of redundant vehicle access points as continuous footway to adoptable standards following the completion of the construction phase;

- e. Details of the areas of the highway network/car park within the site to be constructed to adoptable standards and the specification of the construction of these areas, including internal lighting proposals;
- f. Details of carriageway markings and signage.

The approved scheme of highway works shall be constructed and completed prior to the first occupation of any part of the development.

Reason: In the interest of highway safety in accordance with Policy T1 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 16) Prior to the commencement of the development hereby approved, a scheme to upgrade lighting and bus stops on Globe Lane shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the upgrades shall be to Transport for Greater Manchester's 'Quality Bus Corridor' standard. The upgraded bus stops shall have include a raised boarding platform, carriageway markings, crossing point and bus shelter, unless otherwise agreed as not required. The approved scheme of lighting and bus stop works shall be constructed and completed prior to the first occupation of any part of the development.

Reason: In the interest of highway safety in accordance with Policy T1 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 17) Prior to the commencement of the development hereby approved, details of all proposed highway retaining structures shall be submitted to and approved in writing by the Local Planning Authority. The highway retaining structures shall thereafter be constructed in accordance with the approved details.

Reason: In the interest of highway safety in accordance with Policy T1 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 18) There shall be no works to trees or shrubs that may affect nesting birds on the development site, between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of protected species conservation in accordance with Policy N7 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 19) Prior to the first use of the development hereby approved, details of biodiversity enhancement measures to be installed as part of the development hereby approved shall be 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 details shall be installed prior to the first use of the development, and shall be retained as such thereafter.

Reason: In the interest of biodiversity enhancement in accordance with Policy N3 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 20) Prior to the first use of the development hereby approved, a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the proposed trees shall be of a native type. The approved hard and soft landscaping scheme shall be implemented prior to the first use of the development.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first use of the building or the completion of the development, whichever is the sooner; and any trees or plants which

die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with policies OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

- 21) Prior to the commencement of the development hereby approved, including any groundworks, the applicant or their agents or successors in title shall secure the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the Local Planning Authority. The WSI shall cover the following:
1. A programme and methodology of investigation and recording to include:
 - An archaeological watching brief during any ground-breaking works.
 2. A programme for post-investigation assessment to include:
 - Production of a final report on the significance of the below-ground archaeological interest.
 3. Deposition of the final report with the Greater Manchester Historic Environment Record.
 4. Dissemination of the results of the archaeological investigations commensurate with their significance.
 5. Provision for archive deposition of the report and records of the site investigation.
 6. Nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.

Reason: In order to record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly available, in accordance with Policy C10 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.