

Application Number:	23/00561/FUL
Proposal:	Redevelopment of Ashton Market Square, including new market canopy, trader kiosks, public realm improvements and waste storage provision; in addition to public realm improvements to Fletcher Square, Bow Street, Warrington Street, Market Street, Market Avenue and Wellington Road.
Site:	Outdoor Market, Ashton Market Ground, Market Place, Ashton-under-Lyne
Applicant:	Tameside Metropolitan Borough Council
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 application relates to Ashton Market Square, which currently houses the Ashton outdoor market, and an area of open space which is utilised for events and activities, and for members of the public to dwell and spend time.
- 1.2 The square forms a main part of Ashton Town centre. Prominent listed buildings, including the indoor Market Hall and Town Hall sit to the north and west of the square. The Ladysmith and Arcades shopping centres sit to the west of the square and are accessed directly from it, and other shops and businesses are situated to the south. Tameside One library and council offices are situated to the north, alongside a campus of Tameside College. The area sits within the Ashton Town Centre Conservation Area.
- 1.3 The application also relates to streets surrounding the Market Square, including Fletcher Square, Bow Street, Warrington Street, Market Street, Market Avenue and Wellington Road.

2. PROPOSAL

- 2.1 This full planning application seeks planning permission for the redevelopment of Ashton Market Square, to include new provision for the outdoor market offering, and public realm improvements throughout the wider square. Public realm improvements are then proposed to Fletcher Square, Bow Street, Warrington Street, Market Street, Market Avenue and Wellington Road.
- 2.2 The outdoor market would include a feature canopy structure, which is to be open-sided and orientated to run north-west to south-east within the square, opening up into the wider square. The canopy would consist of a minimised structural frame, painted dark grey, with timber purlins and plywood sheet soffits roof, with an aluminium standing seam and eaves finishing, coloured light grey. The maximum height of the canopy would be 8.7m.
- 2.3 Beneath the canopy are to be positioned kiosks, which would be dual aspect. These would consist of an aluminium wall cladding material, with three contrasting colours on their elevations. Timber reveals are proposed to openings and signage boards. The kiosks are of

differing types in order to suit different retailers (including retail, and food and beverage), and one kiosk would provide a store and toilet facilities. 11 kiosks are proposed, 1 of which would be of a larger type. The height of the kiosks would vary slightly but be circa. 3.5m.

- 2.4 Pop-up market stalls are proposed. They would be temporary so could be removed. The number of these could vary according to demand, however the submitted information states that up to 44 could be proposed beneath the canopy, and 52 outside the canopy within the square.
- 2.5 Elsewhere within the Market Square, upgrades to the public realm, including surfacing, seating, landscaping and informal play and leisure spaces are proposed, primarily to the north of the market area. These improvements are intended to encourage users to dwell and spend time within this area. It is proposed that activities and events could take place within the Market Square, both outside of the market area, and within the market space should the pop-up stalls be removed during periods.
- 2.6 Public realm upgrades are also proposed to Fletcher Square, Bow Street, Warrington Street, Market Street, Market Avenue and Wellington Road. These would include surfacing, seating, landscaping and street furniture enhancements. As above, these improvements are intended to encourage users to dwell and spend time within these areas, and are to enhance the spaces for visitors to existing businesses.

3. PLANNING HISTORY

- 3.1 14/00565/FUL - Remodelling of Ashton Civic Square to include provision of replacement market stalls and kiosks, new public realm treatment and planting and feature canopy – Approved August 2014
- 3.2 15/00093/FUL - To vary conditions 2 (requiring approval of hard-surface materials prior to development commencing), 3 (requiring approval of planting details prior to development commencing) and 4 (requiring provision of interpretation feature before remodelled market being brought in to use) of planning permission ref. 14/00565/FUL – Approved April 2015

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;
- 1.7: Supporting the Role of Town Centres;
- 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
- C2: Conservation Areas
- C4: Control of Development in or adjoining Conservation Areas
- C6: Setting of Listed Buildings
- C12: Art in the Environment
- MW11: Contaminated Land
- MW12: Control of Pollution
- N4: Trees and Woodland
- N5: Trees Within Development Sites
- OL10: Landscape Quality and Character
- S1: Town Centre Improvement
- S2: New Retail Development in Town Centres
- S4: Retail Dominance and Shopping Frontages
- S9: Detailed Design of Retail and Leisure Developments
- T1: Highway Improvement and Traffic Management
- T7: Cycling
- T8: Walking
- T10: Parking
- 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 letter, display of a site notice; and advertisement in the local press.

6. SUMMARY OF THIRD PARTY RESPONSES

- 6.1 In response to the publicity carried out, there were four letters of objection. The concerns raised within the letters of objection are summarised below:

- The development is a waste of taxpayer money. The previous market investment has encouraged anti-social behaviour. Money should be spent regenerating the existing empty premises instead;
- The money to be spent planting trees is a waste and is not in the best interest of Ashton citizens;
- The money should be spent on the leisure centre and swimming pool. Ashton should have been the choice for a new leisure centre (not Denton);
- Ashton town centre is in decline;
- Town centre parking fees should not be increasing.

6.2 One letter of support has been submitted. No particular point has been highlighted in that letter.

7. RESPONSES FROM CONSULTEES

7.1 Historic England – No objections. Wholeheartedly supports scheme.

7.2 Local Highway Authority (LHA) – No objections subject to conditions requiring a scheme relevant to highway construction; an operational management plan for servicing of the market facility; a construction environmental management plan; a travel plan; and details of external lighting.

7.3 Transport for Greater Manchester – Offers advice regarding servicing of the proposals; swept path plans and vehicle access; and cycle parking provision.

7.4 United Utilities – No comments.

7.5 Lead Local Flood Authority – No objection subject to condition requiring drainage scheme to be implemented.

7.6 Greater Manchester Ecology Unit – No objections.

7.7 Arborist – No objections.

7.8 Environmental Health – No objections, subject to conditions requiring restrictions on construction working hours.

7.9 Contaminated Land – No objections, subject to a condition requiring that soils for use in landscaped areas be subject to appropriate analysis.

7.10 Coal Authority – No objections. Notes that the site lies within the defined Development High Risk Area, but the nature of the development is exempt from providing a Coal Mining Risk Assessment. Recommends an informative to advise the applicant.

7.11 Waste Management – No objections.

7.12 Greater Manchester Police Designing Out Crime Officer – Recommends consideration given to installation of security shutters on kiosks, and review of CCTV and lighting, in order to reduce potential for crime and anti-social behaviour.

8. ANALYSIS

8.1 Policy S1 of the Unitary Development Plan (UDP) states that the Council will identify and implement improvement and investment schemes, where necessary, to support and develop

the role of Ashton-under-Lyne as the Borough's sub-regional shopping centre. These will include measures to enhance the environmental quality and appearance of the centres, to support and develop their role in providing office and other employment, to improve their accessibility by public and private transport and for pedestrians, and to make them safer by designing out crime. Improvements will be designed to provide for high-quality townscape, sensitive to people's needs and respecting the character of surroundings.

- 8.2 Policy S2 of the UDP states that the Council will permit new retail developments within the Borough's town centres. Policy S4 states that in the primary shopping areas of the town centres, the Council will not permit the change of use of retail premises to non-retail uses where this would create an imbalance or dominant grouping of non-retail uses in any particular area. Consideration will be given to diversifying the leisure business in Ashton town centre and avoiding the night time economy creating street frontages which have no attraction to visitors during the remainder of the day.
- 8.3 The adopted Ashton-under-Lyne Town Centre Strategy SPD states that the Markets area is the heart of Ashton, providing its primary retail offer. Paragraph 7.2 of that document states that the Markets should be strengthened as a shopping destination characterised by its diverse retail and high quality public environment.
- 8.4 The Town Centre Strategy SPD states that the Old Town is historically the retail heart of Ashton, but this primary focus has now shifted to the Market Square area resulting in an environment dominated by independent retailers, commercial, café/bar and residential uses which are creating a distinct new identity that needs to be creatively promoted. Paragraph 4.3 aspires that the area should become a high quality urban area characterised by its diverse use, mix and street environments, contained within an historic urban fabric.
- 8.5 The Council was recently successful in its bid for Levelling Up Funding from Government, and as part of this undertook a Public Realm Strategy for Ashton town centre. The strategy, completed earlier this year, defined a long term vision for the town centre, linking new development areas.
- 8.6 The strategy focused on the Market Square as the first step of regenerating the town centre. The Market Grounds Strategy includes strategic plans, along with guidance and design principles to support the delivery of the Market Square vision. The strategy focuses around a number of key themes. The Strategy and how the proposed development fits within that will be discussed later.
- 8.7 The principle of development is considered to be in accordance with the above policies, improving the market offer within the town, which is important to the local economy. Ashton Market is a strong retail market nationally, being voted Britain's Favourite Market in 2014 and 2015. The Market Hall in particular retains strong occupancy and is open seven days a week. The outdoor market is expansive, and occupancy on the fixed stalls is lower than within the Market Hall, at 20-40%. The nature of the layout of the stalls within the Market Square area prevents it being used for activities other than market trading.
- 8.8 The redevelopment of the Market Square area would accord with Policy S1 of the UDP, enhancing the environmental quality and appearance of Ashton. The outdoor market offer would continue the retail use of this facility, according with Policy S4, whilst also diversifying the leisure business within Ashton as stipulated by the policy, in order to modernise the town centre offer for retail and leisure uses sitting together. The development also accords with the Town Centre Strategy SPD, which envisages the market offer being strengthened as a shopping destination, supporting its retail offer and enhancing the public environment. The SPD identifies a number of issues with the market area and its shortcomings in attracting users to the town, and aims to address these through the Public Realm Strategy mentioned earlier.

- 8.9 The proposals support the aspirations of Chapter 7 of the NPPF, which states that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
- 8.10 The development will be assessed in further detail below, but it is considered that it accords with the above policies and therefore is acceptable in principle.

9. DESIGN AND LAYOUT

- 9.1 Policies within the UDP, NPPF and the adopted Residential Design Guide SPD are clear in their expectations of achieving high quality development that enhances a locality and contributes to place making objectives. The NPPF emphasises that development should be refused where it fails to take opportunities available to improve the character and quality of an area and the way that it functions (para. 134).
- 9.2 Policy S9 of the UDP states that the layout, design, external appearance and operation of proposed retail and leisure developments will be required to be of high quality and to meet a number of more detailed criteria, including:
- building design and use of materials which relate well to local features and complement or enhance the character of the surrounding area; and
 - suitable landscaping and screening, including retention of existing features such as trees and hedges where practical, which enhance the appearance of the development and minimise the visual impact of plant, storage and service areas.
- 9.3 Policy C12 states that the Council will permit and actively encourage works of public art, including free standing projects and those which are incorporated into development schemes, subject to consideration of:
- the contribution the scheme will make to improving the appearance or interest of the local environment, and
 - the relationship to the architectural, historical and cultural identity of the local area, and
 - the views of people living in or using the local area.

Where major developments are proposed, such as large scale town centre schemes, the Council will negotiate to secure the provision or commissioning of public art in association with these schemes.

- 9.4 Paragraph 7.6 of the Town Centre Strategy SPD states that the Markets plays a key role in attracting users to the town through its retail offer. Yet the areas existing public realm is failing to complement this, due to primary issues including:
- Vehicle movement has damaged hard landscape;
 - Materials and street furniture fails to present a modern retail quarter;
 - Excessive amount of furniture, bollards and signage;
 - The Market Square lacks a focal point;
 - The outdoor market spills into the public realm;
 - Backs of Arcades and Ladysmith Shopping Centre create a poor quality environment.
- 9.5 The recently undertaken Public Realm Strategy, discussed earlier, defined a vision for the Market Grounds. It includes a number of key design elements. Broadly, these were the following:
- a flexible space to support entertainment and cultural events, to attract visitors to the town centre;

- a new canopy to provide a designated undercover area for markets to include flexible, durable market stalls and kiosks;
- increased outdoor informal seating, and dedicated seating areas for eating and drinking to support and enhance spill out from the Market Hall;
- Layouts to encourage permeability of visitors through the space, and a durable unified surface to meet modern accessibility standards, with new trees and planting to create an attractive environment;
- Improved way-finding, street furniture and lighting to encourage safety and reduce anti-social behaviour; and
- An improved waste management system, improved public toilet facilities and designated storage for stallholders.

- 9.6 The submitted information notes that the outdoor market has had a strong history in Ashton, with images dating back to the early 1990s with traditional fabric canopies forming shelter for individual stalls, which were set out in long runs. The temporary nature of the structures at the time allowed for the markets to be cleared away and the square to be left open forming a large civic space. In the 1990s, fixed canopy structures were introduced, following a familiar pattern of the older markets laid out in long runs, and leisure activities were positioned at the ends. During 2015 onwards, a combination of fixed canopies, pop-up canopies and fixed kiosks have been developed, and although the routes through are less defined than previously, this allowed for a large section of the square to be cleared for events outside of the markets to take place.
- 9.7 It is observed that the current external market stall arrangement currently lacks cohesion, and the market square area would more appropriately serve the town if it could be utilised for other activities alongside market trading. As highlighted earlier, the outdoor market is expansive, and its occupancy is lower than that of the internal Market Hall. The hard and soft landscaping surrounding the outdoor market is also not currently uniform or cohesive, has developed in stages over time, and therefore appears as a patchwork of spaces not intrinsically linked. It is also considered that the surrounding streets which host shopping and leisure businesses do not link well to the market square area. The earlier discussed strategy presents an opportunity to develop the market square into an area for mixed use, as a covered outdoor market facility, with options for pop-up stalls outside of this. Other areas of the square could be utilised for outdoor events and activities. A complete hard and soft landscaping scheme for the square would welcome users to the area and present it as a space in which to dwell and spend time, and similar proposals to surrounding streets would link them to this central area of the town. The strategy is intended to provide a boost to the town centre economy, including the evening economy of Ashton.
- 9.8 The Design and Access Statement details how various options have been considered for the canopy and kiosk locations within the market square. This states that a large canopy structure with kiosks wrapping around the edge of the square would be preferred. This would frame views from Wellington Road, opening up into the square and providing a large external and covered pop-up market area.
- 9.9 Following the initial inspirations for the canopy, the supporting information details that the canopy orientation is to run north-west to south-east, opening up into the wider market square. A number of precedent examples were explored, including some within this country, as well as examples from around the world. Analysis of 3D modelling took place which formed the scope and overall mass of the canopy, with the key brief of ensuring that key views around the square are maintained. The canopy is positioned to provide key views to users exiting the Ladysmith Shopping Centre (to the west of the market square) of the Market Hall building and clock tower, which forms a defining feature of the square. At present, it is considered that this view has been lost due to the positioning of existing kiosks.

- 9.10 The height of the canopy has been carefully considered to respect the prominence and scale of adjacent buildings of interest. For example, the tallest canopy ridge height aligns with the main Market Hall parapet level.
- 9.11 The height and orientation of the canopy structure would allow visual links to be provided through to the civic space and wider market square, whilst providing protected routes through and round the canopy. It would protect users from adverse weather conditions, whilst allowing daylight beneath through use of roof lights, which act as a spine and vista through the area. The fixed kiosks to the edge of the canopy include frontages opening up onto Warrington Street and George Street. The flexibility of this space would allow the pop-up market to be packed away and the space to be used for alternative events, which can in turn extend into the uncovered market space.
- 9.12 The material palette for the canopy structure includes a minimised structural frame, with a dark grey painted finish, which enables the roof form to become a prominent feature within the scheme. The roof would consist of timber purlins and plywood sheet soffits, and the covering an aluminium standing seam and eaves finishing, coloured in light grey. This simple roof and structure design is considered to be appropriate visually, with the frame providing a lightweight appearance and attention drawn to the timber and aluminium roof feature.
- 9.13 The kiosks to be positioned below the roof structure would include a dual aspect, providing active frontages both beneath the structure and to the adjacent streets. The kiosks would appear functional and robust in their appearance, whilst providing some context to the previous market stalls. They would consist of an aluminium wall cladding material, with three contrasting colours in order to add interest and provide vibrancy to the kiosks. They would also include feature timber reveals to openings and signage boards, which would soften the main cladding material.
- 9.14 Green spaces and routes would be introduced into the square as part of the proposals. This would consist of semi-mature trees and resilient planting, which would significantly enhance the appearance of this area, encouraging biodiversity and supporting sustainability. A large space to the front of the Town Hall would be retained for events, with connecting smaller spaces providing areas for members of the public to socialise and relax.
- 9.15 Also within the market square area is a proposed seating plinth which would deal with level changes and provide a space for users to dwell. A flexible open space would then frame the Market Hall, with mixed granite sett paving to contrast against other paving proposed within the outer area and inner square.
- 9.16 Wider street works and public realm improvements are proposed to surrounding areas and streets outside of the market square area. Adjacent to the Town Hall and Market Hall, an area between Wellington Road and the market square would be enhanced in order to provide a green gateway between these areas. Trees and planting species are proposed within this area, with seating and materials which are consistent with those to be provided to the market square area. Planting beds would be raised, consisting of a timber material which is considered aesthetically pleasing, and this area would create further dwell opportunities for users. This space would also complement the existing and ongoing street furniture upgrades to Wellington Road, providing an enhanced route between the two spaces.
- 9.17 The waste and recycling store, to be situated adjacent to the Town Hall and Market Hall, would be adjacent to soft landscaping and mounding, in order to soften and merge it into the wider public realm and landscaping. The unit would be 3m in height. The existing elevational treatment of the Town Hall and Market Hall have been investigated, and it is intended to use a similar rhythm to the panel size and pattern to the joints in the cladding. The elevations of the building are intended to interpret a textured linear material, which echoes the lines of cloth material, synonymous with Ashton textile mills. The wall material would consist of graphite coloured grooved cladding, with the alternating pattern taking inspiration from the

patterns in the surrounding existing building and transpose linear line of cloth onto the façade of the building, and the roof would be of dark grey colour.

- 9.18 Similarly, to the opposite side of the Market Hall, Market Street and Fletcher Square provides a key north-south connection between Wellington Road and the market square and surrounding streets. Improvements proposed to this area consist of additional seating, and retention and enhancement of the existing tree avenue along Market Street, with additional planting proposed. Use of high quality surfacing materials to this area would enhance the appearance of the street, making a more attractive space, which is intended as a gathering and seating space, offering spill-out from surrounding buildings and a small flexible event space. These enhancements would make Market Street feel less 'back of house' or a servicing area, and would encourage users to dwell. A cycle lane would be incorporated into the streetscape, creating a green cycle and pedestrian area. Existing statues and sculptures within this area are proposed to be relocated, in order that they become focal points within the street and better serve those areas.
- 9.19 Warrington Street, which provides a further key north-south pedestrian connection within Ashton town centre, links Old Street and the market square. This street is to be resurfaced in a similar consistency to that proposed within the market square, with new timber furniture and seating integrated into the street scene to create a more attractive environment. Existing tree planting is to be retained and enhanced to build upon the 'tree avenue' approach proposed throughout the wider strategy scheme. Below, surface drainage is to be introduced. Signage and wayfinding improvements would be made in order to aid accessibility and to create a better sense of place and direction for pedestrians using the town centre. The enhancements proposed to Warrington Street are intended to encourage spill out from adjacent businesses, providing a more pleasant amenity space for users.
- 9.20 Improvements are proposed to Market Avenue, which is a pedestrianised street linking the market square with Stamford Street Central. It is proposed to enhance this area, which would provide a spill out area from adjacent businesses in order to provide amenity spaces for users, with upgraded paving, street art and lighting. The lighting would be of a catenary style, which has been inspired by schemes to shopping arcades and alleyways to other cities, and which pays reference to the old market avenue arches within this area. Existing street art within this area would be retained and refurbished.
- 9.21 Improvements are also proposed along Tameside One Walk, which links Wellington Road and the market square, positioned to the rear of Ashton Town Hall. The walkway is currently fronted by Ashton Library, and a Wilko's store, and acts as the main entrance to Tameside One council offices and the customer fronting area. Upgrades proposed to this area include a combination of retained and new paving in order to create consistency with material upgrades to the remaining market square. Planted areas would be installed, with seating carved out of these areas, and lighting and public art enhancements would improve the link between the enhanced market square and Wellington Road which is currently undergoing works. The public art and lighting enhancements would relate to Ashton's heritage, in order to reinforce the link between the civic space and buildings adjacent. This area would also provide an enhanced and welcoming space to the rear of the adjacent Town Hall should its refurbishment or otherwise come forward in future.
- 9.22 The proposals will include adjusted ground levels where necessary, in order to improve access requirements and ensure surface water runoff is directed towards proposed drainage features. Feathered steps are proposed between the southwest and south of the market square, with soft landscaping and rain gardens between these in order to negate the requirement for retaining walls. It is considered positive that the scheme is designed to be as accessible as is possible.
- 9.23 It is considered that the above presents a comprehensive scheme to enhance and improve the town centre market square area, and its surrounding streets, in order that it is visually

more welcoming, and is intrinsically linked with its central focus being an improved outdoor market offer, with the space around this area encouraging users to spend time and dwell. The proposed canopy structure would provide protection from adverse weather conditions, and the proposed cabins below represent a robust permanent solution for a defined area for a section of the external market. Pop-up stalls would then support this space externally, as demand allows and could be removed in order to support the wider area of the square which is to be utilised for external activity space and areas for users to use as a civic meeting and enjoyment space. It is considered that the proposals assist in meeting the requirements of the above policies and the outlined strategy for both the town centre and market square areas.

10. IMPACT UPON HERITAGE ASSETS

- 10.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Policy C2 of the UDP states that the character and appearance of the Borough's Conservation Areas will be preserved or enhanced through the control of development, the promotion of improvement measures, or both. Policy C4 states that when considering proposals for development in or adjoining Conservation Areas, the Council will have regard to the desirability of preserving or enhancing the character of appearance of the area, and to the need to ensure that the proposals make a positive contribution to the context in which they are set. The site lies within the Ashton Town Centre Conservation Area.
- 10.2 Section 66 of the 1990 Act states that in considering whether to grant planning permission 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. Policy C6 of the UDP states that new development, which fails to preserve, or detracts from, the setting of a listed building or structure will not be permitted. Four listed buildings would be most affected by the proposed development to the markets area – the Market Hall and adjacent K6 phonebox, Town Hall, and the section of the Civic Offices which was formerly the Water Board Offices (including no. 42 Warrington Street). Each of these fronts the market square, and are all Grade II listed heritage assets.
- 10.3 As noted within the supporting information, Ashton town centre and its market square consist of a variety of materials. Heritage buildings are predominantly red brick, with stone detailing, and some landmark buildings, such as the Town Hall, are constructed from stone. The three main listed buildings dominate the market square to the north and east.
- 10.4 It is considered that the proposed overall improvements to the public realm, including hard and soft landscaping, will improve the setting of each of the listed buildings, and enhance their sense of arrival and place. The new landscaped areas would encourage users to dwell and spend time within the area, and to appreciate the assets and their setting.
- 10.5 Historic England note that the market square lies at the heart of the town, and has long been a focal point for residents and a long-established site for trading. The high-quality civic buildings surrounding the square clearly delineate the space and by fronting onto the square give it a sense of gravitas and reflect the importance of the market to the town. They note that the market square today is still regularly used, a testament to the importance it has to local people and local businesses. It includes a series of permanent stall kiosks which, whilst being important elements of the trading aspect do serve to clutter the square and limit permeability of travel and views between the civic buildings.
- 10.6 It is considered that the design of the proposed market canopy and the stalls beneath are contemporary, but draw influence from historic features. As noted by Historic England in their

response to this application, the canopy is tall and bold, but it helps rationalise the space and creates a bold and exciting new local landmark and focal point. This is considered to be a positive intervention, which could assist in enhancing the town centre and bring further public benefits to the surrounding heritage assets. Historic England raise no objections and state that they wholeheartedly support the proposals.

- 10.7 Key views across the market square from the east towards the Market Hall building will be altered by the proposed development. At present, the kiosks and stalls are situated across a large area of the frontage of this building, partially screening it. The relocation of the kiosks beneath the defined market canopy would result in a larger portion of the Market Hall frontage being in view and appreciated. Even as some key vistas of the Market Hall are disrupted, the proposed position of the canopy would ensure that the prominent tall feature of the Market Hall – its clock tower – remains visible throughout most of the market square.
- 10.8 Views across the market square from the south eastern corner (adjacent to the Market Hall) would be improved, opening up views of the Town Hall building. Kiosks and stalls would be set back towards the south west of the square, and any obscuration of these views would be temporary if activities are taking place within the square.
- 10.9 Views afforded towards the market square from the north eastern point and south eastern point of the Market Hall, from Wellington Road and Market Street, would be enhanced through the proposed public realm improvements, encouraging users to spend time within the town centre, and to appreciate the setting of the listed assets.
- 10.10 Lighting within the market square and as part of the enhancements to surrounding streets is due to be improved through the scheme. The supporting information notes that lighting columns and features will be protected to some degree, to avoid either damage from anti-social behaviour or accidental strikes by vehicles. It is also noted that there is an existing heritage column, situated adjacent to the Market Hall, which is of cast construction with decorative detail, dating from 1897 (may not be original). This was likely installed as part of the tramway operation within Ashton which began within the late 1800s. It is proposed to retain this column within the proposed development.
- 10.11 It is also proposed to retain or relocate the existing statues which exist within the market square and on surrounding streets, to integrate them with the new landscaping proposals. Additional street art and wayfinding signage is proposed as part of the scheme which would complement these traditional features.
- 10.12 Overall, it is considered that the proposed scheme does not cause harm to the identified listed assets. Rather, public benefits are identified whereby the setting of the assets would be enhanced through a consolidated outdoor market offer and public realm improvements. These interventions are designed to encourage users to spend time within the town centre and increase footfall, thereby ensuring the listed assets and their setting are enjoyed and appreciated by a greater number of people.
- 10.13 The application is thereby acceptable in this regard and complies with the above policies.

11. RESIDENTIAL AMENITY

- 11.1 It is not considered that there are any nearby residential properties which would be affected by the proposed renovations to the outdoor market offer, including the canopy and kiosk stalls beneath. In terms of operations, servicing of the market would continue, similar to arrangements for the current outdoor market operation, and such is expected for this central town centre location.

- 11.2 It is anticipated that the proposed redevelopment of the wider market square will lead to more activities and events taking place within the square, particularly to its northern section. Events already take place during this space, and indeed have occurred in past years, and it is therefore not considered that the established civic space would cause further disruption to the amenities of residential properties within the town centre as activities continue there.
- 11.3 Environmental Health officers have recommended a condition which would require construction works to take place during daytime hours only. However, given there are no nearby residential properties which it is considered would be unduly affected by the works, and the established town centre location, such a condition is not recommended as necessary.

12. HIGHWAY SAFETY & ACCESSIBILITY

- 12.1 The application is accompanied by a Transport Statement and Design & Access Statement.
- 12.2 It is considered that the predicted vehicle trips generated by the proposed development would be acceptable. The market scheme anticipates an increase in footfall within the town centre, predicted between 10% and 25% over current levels, given the proposed enhancements to the market and overall town centre improvements. As described within the submitted information, the residual cumulative impact of such is not considered to be severe, and the Local Highway Authority (LHA) raise no objections in this regard.
- 12.3 Broadly, the LHA are satisfied that the existing access/egress to and from the market square is satisfactory for access purposes, and meets their requirements for maximum gradients and visibility splays. They also consider that the proposed alterations to Traffic Regulation Orders is considered to be acceptable, subject to relevant highways works authorisations. The LHA note that tracking information for vehicles along Bow Street and the servicing area on Wellington Road may be required, however this could be considered under the detailed highway works agreement.
- 12.4 The supporting information states that hostile vehicle mitigation bollards would be installed, in order to limit servicing access into the market square outside of the hours of 10am-4pm, and to prevent access into the pedestrianised area of Wellington Road, which would be beneficial for pedestrians and those using the town centre. The traffic calming features and their proposed locations has been reviewed, and are considered to be acceptable subject to relevant highways agreements.
- 12.5 The general servicing arrangements within the market square area have been assessed, and although acceptable with vehicle tracking drawings provided, the LHA recommend that an operational management plan be submitted, which would outline when market traders would load and unload within the market square, the arrangements for servicing within this area, and the routes taken. A condition is recommended in order that these arrangements can be finalised prior to the new market operation commencing, to minimise vehicle and pedestrian conflict and ensure adequate highway safety.
- 12.6 The submitted information provides evidence of suitable car parking provisions within the town centre, and the LHA considers that this survey is robust and accurate. Although an increase in vehicle trips is anticipated through the improvements to the town centre, as discussed earlier, it is considered that the off-street parking provision within the town centre is sufficient to meet this demand. Furthermore, the site lies within close proximity to Ashton Interchange, which facilitates bus, train and tram services. Combined with this, the scheme proposed an increase to the cycle parking provision available within the market square, which would provide sustainable transport options to users as an alternative to the private car. The LHA recommend that some of the cycle parking provision could be better sited within the market square, and a condition is recommended which requires the final details to be agreed. The LHA recommend that a Green Travel Plan be produced, in order to reduce reliance upon

the private car and to raise awareness of opportunities for more sustainable transport methods. It is considered however that the close proximity of the Interchange, and the cycle parking provision and close network for cycling, would encourage more sustainable transport methods to the private car, and it may not be practical to implement a travel plan on the development which would be primarily visited by members of the public (aside from the market traders). This condition is therefore not recommended.

- 12.7 In addition to the cycle parking provision, separately cycle ways are proposed close to the site, running along Wellington Road to the north, and Old Street/Stamford Street Central to the south. A further cycle way is proposed along Warrington Street, which would link the two. These form part of the Greater Manchester 'Beeway' network, which is proposing increased cycling provision across the city region. The LHA do consider that the cycle parking provision should be covered, and a condition is recommended for the cycle parking details to be agreed prior to the market coming into operation.
- 12.8 The LHA recommend a condition for the highway works, in order that the phasing, surface and drainage details, reinstatement of redundant vehicle access points, highway adoption arrangements, and carriageway markings and signage, are all considered prior to the highway works being undertaken. They also recommend that a construction and environmental management plan be agreed prior to works commencing, which would seek to minimise disruption upon the highway network during the construction phase. Both conditions are recommended.
- 12.9 The LHA also require further details of the lighting provision, in order to assess light spillage and positioning of lighting columns and their supporting structures. A condition is recommended in order that those details can be assessed prior to their installation.
- 12.10 Subject to the above recommended conditions, it is considered that the development would be situated in a sustainable town centre location, as the existing market has been over time, and would not cause undue highway safety impacts. It is therefore acceptable in this regard.

13. DRAINAGE AND FLOOD RISK

- 13.1 The site lies within flood zone 1, at the least risk of flooding. The site is a previously developed town centre site, with a current market offering and surrounding public spaces within the market square and on surrounding streets.
- 13.2 The existing surface water system serving the development, which comprises a traditional network of slot drains, gullies and solid wall water sewer pipes, is to be largely replaced or augmented with sustainable drainage systems (SuDS). The supporting information states that runoff across the market square and surrounding streets is to be conveyed at surface level into bio retention features including rain gardens and tree pits, where it can be stored and managed via natural processes such as infiltration and evaporation. Pollutants are additionally removed from runoff due to filtration as it flows through the growing medium of these systems. When the attenuation capacity of these features is overwhelmed, runoff will overflow into adjacent SuDS features or into the public combined sewers flowing through the site, subject to approval from United Utilities.
- 13.3 A rainwater harvesting system is proposed for implementation within the new market canopy. Rainfall collected by this system is to be reused for irrigation of planting during dry weather periods, as well as for a proposed toilet facility beneath the canopy. Current proposals are anticipated to provide a minimum 48% betterment on the existing peak 1 in 1 year discharge from the site, based on comparison between a model of the existing site drainage system and the conceptual model of the proposed drainage network for the site.

- 13.4 New foul drainage systems are required to serve appliances within the proposed market kiosks, and for the toilet, and any gullies within the bin store area. All proposed foul drainage is to operate as a gravity system, with a connection to the nearest public foul or combined water sewer. Where possible, existing connections to the main sewer are to be reused as part of the proposals. All new connections, regardless of whether an existing agreement is in place, will be subject to agreement with United Utilities.
- 13.5 The Lead Local Flood Authority (LLFA) has reviewed the submitted drainage plans and strategy, and considers that it is acceptable to meet the above requirements. No comments have been received from United Utilities. A relevant condition is therefore recommended which requires the development to be undertaken in accordance with the submitted drainage information. The development is therefore acceptable in this regard.

14. GROUND CONDITIONS

- 14.1 The Coal Authority has noted that the site lies within the defined Development High Risk Area, however the nature of the development (market canopy and kiosks forming primary built development) exempts the application from providing further information, such as a Coal Mining Risk Assessment. No objections are therefore submitted in this regard. They recommend that an informative be included on any planning permission, in order to advise the developer of the coal mining risks beneath ground which exist and which should be considered during any development.
- 14.2 The Environmental Protection Unit (EPU) have reviewed the submitted information. They note that considering the past uses of the area and their knowledge of soils within urban areas of Tameside, it is possible that materials will have been brought onto site in the past, which could have included made ground. This may have concentrations of contamination that are above the soil screening criteria for the proposed use. In addition, may ground may also contain asbestos, and any elevated concentrations of contaminants within soils or the presence of asbestos may pose a risk to future users of the site. They therefore recommend that a condition is applied to any permission, which requires that any soils for use on site in landscaped areas be suitably analysed, in order to ensure no unwanted contaminants are present. This is particularly important considering some of the soft landscaping proposed is due to be fruit or other edible species.
- 14.3 The condition recommended by the EPU is 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. ECOLOGY & LANDSCAPING

- 15.1 Overall, the proposals include 32no. new trees, of multiple species, which will assist in adding variety to the existing urban trees within Ashton, increasing biodiversity and seasonal aesthetic value. Existing trees will be retained where possible.
- 15.2 A range of species which are tolerant of sustainable urban drainage systems (SuDS), which fluctuate in moisture levels, have been selected. Particular species including Paulownia Tomentosa specimens will be located at key areas throughout the scheme, with their striking pink blooms in late spring. A further species Ulmus x hollandica 'Lobel' and Acer platanoides 'Columnaire' which have narrow upright crowns, will help to frame Market Street with the existing retained trees. Finally, to provide Fletcher Square with its own defined character, it will be enclosed with spring flowering Crataegus persimillis and Magnolia Kobus species.

- 15.3 The Council's Arborist notes that the majority of existing higher value trees are to be retained, with only two areas of lower value being removed. The Arborist considers that the trees to be removed are adequately mitigated for by the proposed new tree planting. The proposed new species mix is appropriate to the development, incorporating species of larger and smaller ultimate size, depending on the localised surroundings of the various tree planting locations.
- 15.4 In terms of hard landscaping, a range of new surfacing material is proposed in order to complement existing materials which can be retained. For example, natural stone sett paving is proposed to the main market square area, beneath and surrounding the market canopy area, in order to provide a high quality finish. This will be supported by natural stone flags to the edges of the square, acting as a feature banding. To the area proposed as Wellington Road Gardens and around the college is proposed reclaimed natural stone paving, and as a contrast a different type of natural stone sett paving is proposed around Market Street.
- 15.5 In order to support the strategy which is to encourage users to dwell and make use of the town centre environment, benches are proposed throughout the scheme. There are a variety of high quality timber benches proposed, which would be treated in order to ensure their longevity and maintenance consideration. Additional seating formed from a silver grey coloured natural stone, inlaid with heritage interpretation information is also proposed, and wayfinding signage also forms part of the scheme.

16. OTHER MATTERS

- 16.1 Provision for waste and recycling is an important consideration, given the nature of the market operation and the associated waste generated. A bin store is proposed to be situated adjacent to the Town Hall and Wellington Road, to store waste generated by traders, and a collection is to take place daily. Waste from the market stalls would be transported to this facility by market employees, similar to existing waste collection arrangements. The store would also house waste from some town centre bins. Refuse collections within other areas are to be maintained as per existing arrangements, including collection points from the Market Hall and businesses surrounding Fletcher Street. Other businesses which front the market square have dedicated service areas at their rear, from which waste collections shall continue. Proposed plans have demonstrated access is possible by waste collection vehicles, and no objections have been raised by the Council's Waste Management officers.
- 16.2 The canopy and soffit design of the market canopy takes into consideration the issue of pests, such as pigeons, with a continuous soffit face of plywood timber with solid timber purlins, and solid steel beams below. This would prevent potential ledges from being occupied by pests, reducing ongoing maintenance issues and cleanliness concerns within the market below. The parapets of the proposed kiosks include angled profiles to prevent flat roosting edges for birds, alongside active bird deterrent solutions on their roofs.
- 16.3 In terms of environmental and weather conditions, modelling has undertaken which established that the primary wind direction within the market square is south westerly combined with winds funnelled down from the corner western corner (to the west of the Tameside One building). The canopy has been designed with the roof form and perimeter pulling down towards the southern and westerly corners, to protect users beneath against prevailing weather conditions.
- 16.4 The Designing Out Crime Officer has reviewed the submitted information. They recommend that consideration be given to the potential of the market kiosks attracting anti-social behaviour incidents, or loitering in the high footfall areas. It is thereby recommend that security shutters be installed to the kiosks. It is also recommended that adequate CCTV coverage and lighting of the new facilities is considered. The applicant has been made aware of these recommendations in order that they can be considered.

17. CONCLUSION

- 17.1 The application proposes the enhancement of the Ashton Market Square, with a new outdoor market offering supported by a canopy above, in order to rationalise this provision. This would be supported by pop-up stalls externally, as demand allows. Public realm improvements are proposed throughout the Market Square in order to enhance the area, and the remainder of the square would be available for activities and events to take place.
- 17.2 Public realm improvements are also proposed to surrounding areas within the town, including between the Market Hall, Town Hall and Wellington Road, in order to create a gardens area. Wider public realm improvements to Fletcher Square, Bow Street, Market Street, Market Avenue and Wellington Road are proposed. The public realm package broadly consists of new surfacing material, new planting, and street furniture such as seating, public art and wayfinding signage.
- 17.3 The proposals form part of the Public Realm Strategy for Ashton, which was undertaken earlier this year, and which aims at developing a long term vision for the town centre, linking new development areas. The Strategy focuses on the Market Square as the first step of regenerating the town centre. Ashton's Market is of considerable importance to the local economy, being voted Britain's Favourite Market in 2014 and 2015, and this scheme aims to build upon that in order to increase use and enjoyment of the outdoor market offering.
- 17.4 The improvements to surrounding streets provide new landscaped areas and encourage use of the wider town centre, with important links to and from the Market Square.
- 17.5 The scheme accords with Policy S1 of the UDP, enhancing the environmental quality and appearance of Ashton, and the outdoor market improvements would continue this valuable retail use, according with Policy S4, whilst diversifying the leisure business within Ashton, in order to modernise the town centre offer for mixed retail and leisure use. The scheme accords with the Town Centre Strategy SPD, which envisages a strengthened market offer as a shopping destination, supporting its retail offer and enhancing the public environment.
- 17.6 The design and scale of the proposed market canopy and kiosk development is considered to be of a high standard visually, taking inspiration from contemporary schemes across the country and further afield. The scale of this facility is considered to be appropriate, with views across the square and towards the established listed buildings primarily being enhanced through the development. Historic England wholeheartedly support the proposals. Combined with the public realm improvements within the square, it is considered that the enhancements would considerably improve the setting and enjoyment of the listed buildings.
- 17.7 The public realm improvements proposed throughout the remainder of the town would enhance the spaces, encouraging users to spend time and dwell within those areas, supporting the vitality and viability of the town centre, and its established businesses. This complies with the NPPF which makes a key aim to support town centres.
- 17.8 The enhancements to the Market Square, improving the market offering and encouraging activities and events within that space, would not unduly impact upon residential properties in a way greater than the current situation. The outdoor market and activities and events have been held within the square for a long period of time, and such is expected within this town centre location.
- 17.9 Servicing of the market would be acceptable from a highway perspective. Overall, the LHA consider that the proposals would have no undue impact upon highway safety.
- 17.10 No objections have been received from statutory consultees.

17.11 The proposal complies with the relevant development plan policies and 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 application 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.

- Proposed levels (dwg no. 2235-02-CIV-XX-XX-D-C-20001, rev. P02);
- Site sections (dwg no. 2235-02-civ-xx-xx-d-c-22001, rev. P02);
- Servicing strategy refuse & maintenance (dwg no. 2235-02-CIV-XX-XX-D-H-40001, rev. P01);
- Market square servicing strategy trade & event access (dwg no. 2235-02-CIV-XX-XX-D-H-40003, rev. P01);
- Swept path analysis refuse & maintenance (dwg no. 2235-02-CIV-XX-XX-D-H-40010, rev. P01);
- Servicing strategy trade access (dwg no. 2235-02-CIV-XX-XX-D-H-40012, rev. P03);
- Swept path analysis event access (dwg no. 2235-02-CIV-XX-XX-D-H-40013, rev. P01);
- Site location plan (dwg no. 3104-PLA-00-XX-DR-L-0001, rev. P03);
- Landscape general arrangement ground floor (dwg no. 3104-PLA-XX-XX-DR-L-0014, rev. P05);
- Landscape general arrangement – roof plan (dwg no. 3104-PLA-XX-XX-DR-L-0016, rev. P05);
- Landscape general arrangement – hardworks (dwg no. 3104-PLA-XX-XX-DR-L-1000, rev. P04);
- Tree retention and removal plan (dwg no. 3104-PLA-XX-XX-DR-L-2000, rev. P01);
- Landscape general arrangement – softworks (dwg no. 3104-PLA-XX-XX-DR-L-2001, rev. P01);
- Landscape general arrangement strategic levels (dwg no. 3104-PLA-XX-XX-DR-L-3004, rev. P01);
- Landscape general arrangement – proposed furniture (dwg no. 3104-PLA-XX-XX-DR-L-4000, rev. P02);
- Landscape general arrangement existing features retained, removed or relocated (dwg no. 3104-PLA-XX-XX-DR-L-4001, rev. P02);
- Typical market square section elevations (dwg no. 3104-PLA-XX-XX-L-3003, rev. P01);
- Proposed ground floor plan (canopy & kiosks) (dwg no. ASHTN-BUT-XX-00-DR-A-04004-P01);
- Kiosk type 1A design (dwg no. ASHTN-BUT-XX-00-DR-A-71001-P01);
- Kiosk type 1B design (dwg no. ASHTN-BUT-XX-00-DR-A-71002-P01);
- Kiosk type 2 design (dwg no. ASHTN-BUT-XX-00-DR-A-71003-P01);
- Kiosk type 3 design (dwg no. ASHTN-BUT-XX-00-DR-A-71004-P01);
- Kiosk type 4 design (dwg no. ASHTN-BUT-XX-00-DR-A-71005-P01);

- Proposed roof plan (canopy & kiosks) (dwg no. ASHTN-BUT-XX-RF-DR-A-04004-P01);
- Proposed elevations – store (sheet 1) (dwg no. ASHTN-BUT-XX-XX-DR-A-05003-P01);
- Proposed elevations – store (sheet 2) (dwg no. ASHTN-BUT-XX-XX-DR-A-05004-P01);
- Proposed ground and roof plan (store) (dwg no. ASHTN-BUT-XX-ZZ-DR-A-04008-P01);
- Proposed site sections (store) (dwg no. ASHTN-BUT-ZZ-ZZ-DR-A-06002-P01);
- Proposed elevations – canopy & kiosks (sheet 1) (dwg no. ASHTN-BUT-XX-XX-DR-A-05001-P02);
- Proposed elevations – canopy & kiosks (sheet 2) (dwg no. ASHTN-BUT-XX-XX-DR-A-05002-P02);
- Proposed site sections (canopy & kiosks) (dwg no. ASHTN-BUT-ZZ-ZZ-DR-A-06001-P02);
- Proposed site wide sections (dwg no. ASHTN-BUT-ZZ-ZZ-DR-A-06000-P02);
- Proposed TRO plan (dwg no. 2235-02-CIV-XX-XX-D-C-10017, rev. P01).

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

- 3) The market canopy and kiosks hereby approved shall be constructed in accordance with the materials and specifications as detailed within the approved plans.

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

- 4) The submitted hard and soft landscaping details shall be implemented prior to the use of the development hereby approved.

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 use of the development 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 C1 and OL10 of the adopted Tameside UDP.

- 5) Prior to the commencement of works to the highways within the development, a scheme relevant to highway construction shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following details:

1. Phasing plan of highway works;
2. Surface and drainage details of all carriageways and footways;
3. 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;
4. Details of the areas of the highway network within the site to be constructed to adoptable standards and the specification of the construction of these areas;
5. Details of carriageway markings and signage.

The highway works shall be completed in accordance with timescales to be set out within the submitted phasing plan.

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

- 6) No development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:
- Hours of construction work and deliveries;
 - Phasing of the development;
 - Location of site compound/offices which shall be located to minimise disturbance to the amenity of existing residents outside of the site;
 - Pedestrian management measures including details of routing around the site, signage, during construction works;
 - 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 and Environmental Management Plan.

Reason: In the interest of highway safety, in accordance with UDP Policy T1: Highway Improvement and Traffic Management.

- 7) Prior to the first use of the outdoor market 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 secured cycle storage shall be installed in accordance with the approved details prior to the first use of the outdoor market 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.

- 8) Prior to the first use of the development 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 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.

- 9) Prior to the first use of the outdoor market hereby development hereby approved, an operational management plan for the outdoor market facility shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of timings for loading and unloading of the market stalls, a servicing strategy for that area and a route plan for market traders to gain access to the market area. The approved operational management plan shall be implemented prior to first use of the development, and shall be adhered to 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) The development hereby approved shall be constructed in accordance with the submitted Proposed Surface Water Drainage Outline Strategy (ref: 2235-02-CIV-XX-XX-D-C-30001, Rev. P04).

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy U3 and U4 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.