

## **Application Number 16/00897/OUT**

<b>Proposal</b>	Residential development comprising up to 127 dwellings (C3), access, public open space, landscaping and associated recreation facilities, together with the provision of related infrastructure. Outline - all matters reserved for subsequent approval apart from vehicular access into the site.
<b>Site Location</b>	Carrfield Mills, Newton Street, Hyde, SK14 4NR
<b>Applicant</b>	Carrfield Mill LLP
<b>Recommendation</b>	Grant planning permission subject to conditions and prior signing of a section 106 agreement
<b>Reason for report</b>	A speakers panel decision is required because the application proposes a major development, as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015.

## **REPORT**

### **1. APPLICATION DESCRIPTION**

- 1.1 This application seeks consent to redevelop the former site of Carrfield Mill, locally known as Christy Towels. The former mill buildings have been demolished and the site has largely been cleared.
- 1.2 The application site measures 2.75ha and is an irregular shape set in a valley with steeply sloping sides down to the Godley Brook which runs east - west through the site at its lowest point.
- 1.3 The land has been vacant for a number of years and constitutes previously developed (brownfield) land.
- 1.4 The applicants have submitted an illustrative site plan which shows how the site could be redeveloped for housing. The application is in outline with only access included for consideration at this time. The applicants propose a single vehicle access from Newton Street, with an additional 2 pedestrian access points shown on the illustrative site plan, serving a possible 127 dwellings that the illustrative details show would be comprised of a mix of houses and apartments.
- 1.5 The following documents have been submitted in support of the application;
  - Parameters Plan
  - Employment Land Report and Market Overview
  - Tree Constraints Plan
  - Arboricultural Impact Assessment
  - Proposed Access & Ghost Island Layout
  - Transport Assessment
  - Statement of Community Involvement
  - Flood Risk Assessment and Drainage Management Strategy
  - Desk Study and Ground Investigation Report
  - Ecological Assessment
  - Design and Access Statement

### **2 SITE & SURROUNDINGS**

- 2.1 The application site is 2.7 hectares in area and is located to the east of Newton Street approximately 500m north of the centre of Hyde.

- 2.2 The site is comprised of the grounds of the former Carrfield Mill and now lies vacant with the buildings having been demolished. Recent residential development on another part of the Carrfield Mills site permitted in 2003 under application reference 03/00970/OUT and followed with a reserved matters application 05/00970/REM is present to the north of the site fronting Zorbit Mews and Carrfield.
- 2.3 The site is within 650m of the nearest primary school, and 400m of the nearest doctors surgery.
- 2.4 The nearest bus stop to the site is immediately outside of the site on Newton Street with 3 bus services running every hour at peak times to Ashton, Stalybridge, Hyde and Oldham. A further bus service runs 6 times an hour during peak times from the nearby Dukinfield Road to Ashton, Dukinfield, Hyde and Stockport. The nearest railway stations are located at Hyde (Central) and Flowery Fields approximately 0.5km and 1km from the site respectively which operate regular services providing links to Manchester Piccadilly, Rose Hill, Marple and Hadfield.

### **3. PLANNING HISTORY**

- 3.1 03/00970/OUT Residential Development plus the provision of replacement staff car park – Outline permitted September 2003 (relates to the northern part of the site already developed).

05/00412/REM Residential Development comprising of 260 no units including houses, flats and associated parking plus the provision of replacement staff car parking. Permitted March 2006

12/00822/NDM Notification of demolition of buildings (excluding office building). Permitted September 2012

14/00830/NDM Proposed demolition of office building. Permitted September 2014

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

- 4.1 Tameside Unitary Development Plan (UDP) Allocation  
Established Employment Area / Unallocated

#### **4.2 Tameside UDP**

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

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

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

- E3 Established Employment Areas  
H2: Unallocated Sites.  
H7: Mixed Use and Density.  
H10: Detailed Design of Housing Developments  
OL10: Landscape Quality and Character  
T1: Highway Improvement and Traffic Management.  
T11: Travel Plans.  
C1: Townscape and Urban Form  
N3 : Nature and Conservation Factors  
N4: Trees and Woodland.

N5: Trees Within Development Sites.  
N6: Protection and Enhancement of Waterside Areas  
N7: Protected Species  
MW11: Contaminated Land.  
U3: Water Services for Developments  
U4: Flood Prevention

#### **4.3 Other Policies**

- 4.3.1 Greater Manchester Spatial Framework – Publication Draft October 2016  
The Greater Manchester Joint Waste Development Plan Document April 2012  
The Greater Manchester Joint Minerals Development Plan Document April 2013  
Residential Design Supplementary Planning Document  
Employment Land Supplementary Planning Document  
Developer Contributions Supplementary Planning Document  
Trees and Landscaping on Development Sites SPD adopted in March 2007.

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

- 4.4.1 Section 1 Building a Strong Competitive Economy  
Section 6 Delivering a wide choice of high quality homes  
Section 7 Requiring good design  
Section 8 Promoting healthy communities

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

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

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

- 5.1 As part of the planning application process 10 notification letters were sent out to neighbouring properties on 18<sup>th</sup> October 2016 a notice was also posted at the site and displayed in a local newspaper on 27<sup>th</sup> October 2016.

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

- 6.1 United Utilities: No objection to the proposed development subject to conditions.
- 6.2 Greater Manchester Ecological Unit: Sufficient information and assessment has been provided in relation to biodiversity and in this regard the application can be forwarded for determination. There has been no substantive change in the quality of the site's biodiversity or planning policy to question the principal of development for the site. Recommend conditions to ensure that the detailed design incorporates suitable profiles and features that will benefit biodiversity. This includes the brook, retained pond and lighting along the brook corridor and woodland edges. A number of conditions are also recommended to ensure that the scheme is implemented to avoid inadvertent infringement of wildlife legislation should the scheme be implemented.
- 6.3 Environmental Health: No objections subject to conditions controlling hours of construction and provision of adequate facilities for storage and collection of waste / recycling.
- 6.4 Highways: No objections subject to conditions

- 6.5 Environment Agency: No objection subject to conditions.
- 6.6 Coal Authority: No objections subject to conditions
- 6.7 National Grid For Gas: Any comments to be reported verbally
- 6.8 Police Architectural Design Officer: Any comments to be reported verbally
- 6.9 Environmental Health Contaminated Land: No objections subject to conditions

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

7.1 In response to the original notifications 15 representations have been received from neighbours, comments summarized as follows;

- Site leveled before building
- Helpful if landscaping was substantial and high
- Cramped
- Too close to existing buildings
- Overshadowing
- Loss of outlook
- Wildlife on site
- Height of flats
- Number of dwellings
- Traffic
- Loss of privacy
- Subsidence
- Fear of crime / anti-social behavior
- Noise / disruption from construction
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## **8. ASSESSMENT**

8.1 The principal issues in determining this application are;

- Principle of Development and Loss of Employment Land
- Layout, Design and Landscaping
- Amenity
- Highway Safety and Accessibility
- Ground Conditions
- Ecology
- Drainage & Flood Risk
- Planning Obligations

## **9. PRINCIPLE OF DEVELOPMENT AND LOSS OF EMPLOYMENT LAND**

9.1 In policy terms the site is shown on the UDP proposals map as falling within an established employment area E3. Policy E3 establishes 4 criteria against which proposals for the development of 'established employment areas' for residential or mixed use development must be considered;

- (a) the quantity and type of employment sites and premises available in the area,
- (b) evidence of demand for employment sites and premises in the area,
- (c) the suitability of the site for further employment use in terms of size, physical characteristics, access, traffic impact, and sensitivity of surrounding land uses,

(d) the opportunity which may be presented for new forms of employment as part of a mixed use scheme.

Policy E3 states that redevelopment of sites will not be permitted unless, after assessment of these factors, it is considered that the Borough's housing requirements and the regeneration benefits of the development outweigh the potential of the site in its present form for further employment use.

- 9.2 The supporting documents submitted with the application indicate an employment land supply in excess of 29 years, although the Council's Strategic Planning team indicate that this is more realistically 19.4 using the same method of calculation and little weight is attached to the applicant's evidence in this matter. Whilst the requirement for the site does not turn on this matter alone it is indicative that the Council has an adequate supply of employment land and the loss of the site would not be critical in this respect.
- 9.3 The applicants have undergone a significant marketing exercise for over 18 months to try and sell the site for employment purposes but this has resulted in no offers. Challenging topography, costly remediation, existing neighbouring residential development and difficult access are all given as reasons why it is considered that no offers were made for the site. The Council is satisfied that the marketing evidence indicates a lack of demand.
- 9.4 As outlined above the site is in a derelict condition and would require substantial investment before it could be used for an employment purpose. The applicant claims that the unusual development costs in bringing the site forward for employment would render it unviable for employment uses. A viability assessment for the site indicates a negative land value of - £1,405,448 based on an employment scheme, i.e. the applicant would have to gift the land and a further £1,405,448 to any prospective developer to make an employment use viable on the site.
- 9.5 Given the lack of interest in the land for commercial purposes the applicant argues that the potential for a mixed use is limited however, this is not explored to any great degree.
- 9.6 In considering the above factors in relation to Policy E3 the marketing demonstrates that there is no demand for the site for employment development and the viability assessment demonstrates that the site is not viable for employment development. Given the presence of other nearby residential development to the north and the topography of the site it is considered that employment development of the site is unlikely to be forthcoming and the proposal is acceptable under the terms of Policy E3.
- 9.7 UDP policy H2 confirms that the Council will generally permit the redevelopment of previously developed land for residential use and whilst it does not convey that approval will be granted the site also appears in the Council's Strategic Housing Availability Assessment (SHLAA). It is clear that there would be significant material benefits from the proposal in terms of redeveloping and remediating a brownfield site. The proposals would also make a significant contribution to the Council's 5 year housing land supply.
- 9.8 On balance the development is considered to be sustainable and the principal of development can be accepted.

## **10. LAYOUT, DESIGN AND LANDSCAPING**

- 10.1 Whilst the layout of the site is a reserved matter the application is accompanied by an indicative drawing showing how the site could be laid out with a density of 45 dwellings per hectare. This shows a single point of access onto Newton Street.
- 10.2 There are a number of mature trees on the southern boundary of the site which are indicated to be retained and a 'green corridor' maintained along the course of the Godley Brook which would be opened up as part of the development.
- 10.3 Concerns have been raised by neighbours and the Council's design officer regarding the detailed layout of the site and the potential relationship between the proposed and neighbouring buildings. The Council's design officer also expresses doubt as to whether the indicative 127 dwellings can be achieved. Whilst these concerns can be appreciated and the figure of 127 dwellings appears to be ambitious the site is located in close proximity to Hyde town centre where a higher density of development may be acceptable. The submitted layout clearly needs additional work, however, this is ultimately a reserved matter and can be regarded as an upper limit for development on site.
- 10.4 Officers are satisfied that residential development can be accommodated on the site in some form, although this may not be in the manner on the submitted indicative drawings. As such there is nothing to indicate that the site cannot be acceptably developed under policies H7 and OL10.

## **11. AMENITY**

- 11.1 In terms of amenity the layout and scale of the development are reserved matters, however, the general impact of the development can be considered and some conclusions can be drawn from the indicative layout drawing provided.
- 11.2 The Council's Residential Design SPD sets out minimum distances between habitable rooms and blank walls of 21m and 14m respectively, these distance are moderated where steep slopes exist or where development is at an angle. The site flanks neighbouring dwellings on the northern and eastern sides and the submitted indicative layout within the site complies with the requirements of the Residential Design SPD in respect of the 14 and 21m distances both within the site and to neighbouring dwellings. Further consideration of any layout will need to be made once the final design of the layout and the height of the buildings and relative levels are known at reserved matters stage.
- 11.3 Whilst neighbours express concerns about the potential impact of the development there is no right to a view and the applicant has demonstrated that the site can be developed in accordance with the Council's Residential Design SPD. Officers are thus satisfied that the site is capable of accommodating residential development in a manner which would not be unduly detrimental to the amenities of occupants of neighbouring dwellings subject to conditions. This matter will, however, require further detailed consideration at reserved matters stage.

## **12. HIGHWAY SAFETY AND ACCESSIBILITY**

- 12.1 The application is supported by a transport statement which sets out the sustainable transport options for the site and analyses the likely impact in terms of traffic generation.
- 12.2 As outlined above the application site is in a sustainable transport location with good access to local services as well as bus and rail services.
- 12.3 The submitted transport assessment outlines that a number of Primary Schools, Hyde Community College, Hyde Central Railway Station and a park are all located

within an 800m walking distance of the site. In addition to this the centre of Hyde, including Clarendon Shopping Centre and extensive retail opportunities including a post office, pharmacists and banks as well as doctors, dentists and leisure offers are within a 2km cycling distance of the site.

- 12.4 A single vehicular access is proposed to the site which will be taken off Newton Street together with 2 further points of access for pedestrians. The Council's Highway Engineers have no objections to the proposals subject to conditions. The necessary off site highway works would be secured by a section 278 agreement. There are no apparent issues in terms of network capacity and adequate visibility can be achieved to the proposed access.
- 12.5 Officers are satisfied that the proposed development is acceptable in terms of access, highway safety and parking provision and the development complies with UDP Policies T1, T7, T10 and T11 as well as Section 4 of the NPPF.

### **13. GROUND CONDITIONS**

- 13.1 Council's Environmental Health Contaminated Land officer has no objections to the development subject to standard contaminated land conditions.
- 13.2 As noted above there is a significant variance in levels across the application site, by as much as 8m. The change in levels is most pronounced adjacent to the neighbouring housing estate to the north and to either side of the Godley Brook, which forms the lowest level of the site.
- 13.3 Indicative cross sections have been submitted which show how levels could be graded across the site and these drawings indicate the use of terraced 'steps' in various areas which may not be appropriate in design terms. The detailed design of the scheme is not, however, for consideration at this time and whilst there may be a concern regarding the design of any retaining structures required to achieve the changes in level as shown in the illustrative details there does not appear to be an unusual challenge in this respect for the development of the site which would affect the principle of development.
- 13.4 Whilst the site is in an area at risk from former coal workings there is no objection to the proposals from the Coal Authority subject to conditions and the development is acceptable in accordance with policy MW11: Contaminated Land.

### **14. ECOLOGY**

- 14.1 The application is supported by an ecological appraisal which concludes that the site supports a stream and a series of ponds, which includes the Godley Brook that runs east – west through the lowest section of the site.
- 14.2 The submitted supporting information identifies that the site is of ecological value to smooth newts as well as to foraging bats.
- 14.3 Whilst any scheme of development on the site will need to be sensitively designed to protect or mitigate for the most important habitats within the site the proposals represent a significant opportunity to bring forward ecological benefits including removing the Godley Brook from the culvert through which it runs for part of the site. The detailed design at reserved matters stage will need to respond to this and conditions can be used to secure the removal of the Godley Brook from the culvert as part of the development.
- 14.4 GMEU acknowledge that there will be significant ecological benefits associated with the proposals and have no objections to the proposals subject to conditions.

14.5 The proposals would not have any adverse effect upon protected species and are thus in accordance with policy N7: Protected Species.

## **15. DRAINAGE, FLOOD RISK**

15.1 The application site contains land within Environment Agency flood zones 1, 2 and 3. The Godley Brook course flows through the site east – west and the brook course and land immediately either side, being comprised of the course of the river and its active flood plain, is located within flood zone 3. Levels rise to the north and south of the brook and this land is located within flood zone 2, with the upper parts of the site being located within flood zone 3 with the lowest risk of flooding. For this reason and as a major development proposal the application is accompanied by a flood risk assessment.

15.2 The submitted flood risk assessment identifies that the development should have a finished floor level set no lower than 300mm above the top water level accounting for climate change. The submitted flood risk assessment identifies that overall flood risk should decrease following the development due to the reduction in permeable areas on site and runoff rates being decreased by approximately 30%.

15.3 The applicant has carried out an analysis of potential sites has revealed that there are no reasonably available sites in lower flood risk areas, either locally or borough-wide, which could accommodate the type and scale of development proposed on a comparative basis. The Sequential Test has therefore been passed.

15.4 Both the Environment Agency and United Utilities state they have no objection to the proposed development subject to conditions.

15.5 In the absence of any technical objection the proposal is considered to accord with policy U3.

## **16. DEVELOPER OBLIGATIONS**

16.1 The Council's section 106 calculator has given figures of £89,310.78 towards green open space and £156,743.46 towards education. No contributions are sought towards transport infrastructure as the submitted transport assessment indicates the proposed development would generate less traffic than the previous use of the site.

16.2 In order for contributions to be justified they must be necessary to make the development acceptable in planning terms, directly related to the development, and is not fair and reasonable in scale and kind

16.3 Education have confirmed that the education contribution would be required for remodelling work that is necessary to increase the published admission number at Hyde Community College from 210 to 240 pupils.

16.4 The Council's open spaces officer has confirmed that contributions would be used towards qualitative improvements of the play equipment, entrances and benches within Hyde Park

## **17. PLANNING BALANCE AND CONCLUSION**



- 17.1 At the heart of the NPPF is a presumption in favour of sustainable development, this requires planning applications that accord with the development plan to be approved without delay and where the development plan is absent, silent or out of date granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole or specific policies in the framework indicate that development should be restricted.
- 17.2 Whilst part of the application site is designated for employment use it has been demonstrated that its re – use for housing would be acceptable under the terms of policy E3 of the UDP.
- 17.3 The redevelopment of the site would bring about a number of benefits including;
- Re – use of a brownfield site
  - Visual amenity improvements
  - Contribution to housing need in the borough
  - Short term employment
  - Economic contributions by future occupants
- 17.4 In terms of dis-benefits in addition to the loss of an employment site the development would involve some short term noise and disruption during construction. Some low level impact upon outlook and privacy may also be anticipated but this would need to be in compliance with the Council’s policies and guidance.
- 17.5 On balance it is therefore considered that the benefits of the scheme clearly outweigh any dis-benefits and planning permission should therefore be granted.

## **RECOMMENDATION**

To grant planning permission subject to;

- A) Prior signing of a section 106 agreement or unilateral undertaking to secure contributions towards education and green open space and;
- B) subject to the conditions set out below:-
1. Application for approval of reserved matters for any phase of the development must be made not later than the expiry of three years beginning with the date of this permission and the development must be begun not later than the expiry of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.  
  
Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
  2. Before any phase of the development is commenced approval shall first be obtained from the local planning authority with respect to the reserved matters, namely the layout, scale, appearance, and landscaping of the development.  
  
Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.
  3. The approved plans are;

Reason: To define the permission

4. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) from Betts Hydro Consulting Engineers (Ref HYD107-FORMER CARRFIELD MILL, HYDE dated 28/03/17) and the following mitigation measures detailed within the FRA:
1. The finished floor levels are set at least at 92.81mAOD as per section 4.7.
  2. Surface water runoff rates and volumes are reduced by 30% compared to pre-development rates and volumes if existing connection into Wilson brook are proven, otherwise limited to Greenfield runoff rates and volumes to discharge directly into Wilson brook. Details of exceedance event up to a 1% AEP plus climate change allowance shall be provided.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the impact of flooding on the proposed development and future occupants. And to prevent the increased risk of flooding and reduce the impact of flooding on the proposed development and future occupants.

5. No phase of the development shall be commenced until the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority;
- i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
  - ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.
  - iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
  - iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

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

Reason: To ensure that risks from land contamination is understood prior to works on site both during the construction phase to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property

and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

6. Prior to the commencement of any phase of the development, a surface and foul 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 relevant to that phase shall be submitted to and approved in writing by the Local Planning Authority.

Surface and foul water shall be drained on separate systems. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public combined sewerage system either directly or indirectly.

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

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

7. Prior to occupation of any phase of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
  - a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
  - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The relevant phase of development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

8. No phase of the development hereby approved shall not be occupied/brought in to use until the road works and traffic management measures necessary to secure satisfactory access to the site have been completed in accordance with details having been agreed in writing previously with the local planning authority.

Reason: To secure the provision of satisfactory access to the site and in the interests of road safety.

9. Prior to the occupation of any phase of the development a clear view shall be provided at the junction of site access road with Newton St. Its area shall measure 2.4 metres along the centre of the site access road and 43 metres in both directions along the edge of the roadway in Newton St. It must be kept clear of anything higher than 0.6 m above the edge of the adjoining roadway or access.

Reason: In the interests of highway safety

10. The gradient of driveways shall not be steeper than 1 in 15.

Reason: In the interests of highway safety

11. No phase of the development shall commence until details of the wheel cleaning facilities, temporary access, vehicle parking and turning facilities to be provided during the construction period, for that phase has been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented and retained in operation through the duration of the building works for that phase.

Reason: In the interests of highway safety

12. A clear view shall be provided on each side of each driveway access where meeting the back of footway. Its area shall measure 2.4 metres along the edge of the drive and 2.4 metres along the back of footway. It must be kept clear of anything higher than 600mm above the access.

Reason: In the interests of highway safety

13. No development hereby approved shall be brought into use unless and until adequate facilities for the storage and collection of refuse and recyclable materials for that phase have been physically provided in accordance with details having been previously submitted to and approved in writing by the local planning authority. The approved scheme shall be retained thereafter.

Reason: To ensure the provision of adequate storage for waste and recycling facilities.

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

Reason: To safeguard the amenities of neighbouring and nearby residential dwellings.

15. No phase of development shall take place until a scheme for the provision, implementation and

management of:

- A naturalised channel including removal of hard bed and banks where possible.
- an 4 metre wide buffer zone to the north and 8m to the south of the Wilson Brook/Godley Brook and;

Has been submitted to and agreed in writing by the local planning authority.

Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping.

The schemes shall include:

- plans showing the extent and layout of the buffer zone.
- plans showing the new channel profile and cross sections
- details of any proposed planting scheme.
- details demonstrating how the buffer zone will be protected during

development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.

- details of any proposed footpaths, fencing, lighting etc.
- a timetable for the implementation of the above measures

Reason: To protect and enhance ecological features on the site.

16. The clearance of the site shall avoid the bird breeding season (March – August inclusive) and should also include clearance of any remaining bare ground along with trees, shrubs and undergrowth. The bare ground on the site may attract ground nesting little ringed plover (Schedule 1 – W&CA) which is a specialist of bare ground and occurs not infrequently on derelict sites within Greater Manchester. This should be conditioned.

Reason: To safeguard protected species