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SPEAKERS PANEL (PLANNING)

Day: Wednesday
Date: 20 June 2018
Time: 10.00 am
Place: Guardsman Tony Downes House, Manchester Road, Droylsden, M43 6SF

Item No.	AGENDA	Page No
1.	APOLOGIES FOR ABSENCE	
2.	DECLARATIONS OF INTEREST To receive any declarations of interest from Members of the Council.	
3.	MINUTES The Minutes of the meeting of the Speakers Panel (Planning) held 23 May 2018, having been circulated, to be signed by the Chair as a correct record.	1 - 10
4.	APPEAL DECISION NOTICES	
a)	APP/G4240/W/3194110 - 23 CYPRESS ROAD, DROYLSDEN. M43 7PE	11 - 14
b)	APP/G4240/D/17/3187790 - 199 STOCKPORT ROAD, MOSSLEY. OL5 0RF	15 - 16
c)	APP/G4240/D/17/3188159 - 3 OXFORD WALK, DENTON. M34 7DG	17 - 18
d)	APP/G4240/D/18/3195594 - 21 CEMETERY ROAD, MOSSLEY. OL5 9PQ	19 - 20
e)	APP/G4240/W/18/3197757 - OPEN LAND ADJACENT TO 201 BIRCH LANE, DUKINFIELD SK16 5AT	21 - 24
5.	PLANNING APPLICATIONS To consider the schedule of applications.	
a)	16/00177/OUT - LAND OCCUPIED BY ELDENCROSS LTD., PARK BRIDGE ROAD, PARK BRIDGE	25 - 60
b)	16/00767/OUT - LAND OCCUPIED BY 1 AND 2 RALPHS LANE, DUKINFIELD	61 - 90
c)	16/01151/REM - VICTORIA MILL, DROYLSDEN	91 - 110
d)	17/00921/FUL - LAND AT REAR OF 243 - 245 MOTTRAM ROAD, STALYBRIDGE	111 - 126
e)	18/00015/REM - LAND BOUNDED BY ASHWORTH LANE AND CHAIN BAR LANE, HATTERSLEY	127 - 156

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

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f) 17/01060/REM - FORMER SITE OF 10 - 12 CASTLE STREET, STALYBRIDGE 157 - 190

6. URGENT ITEMS

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

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

SPEAKERS PANEL (PLANNING)

23 May 2018

Commenced: 10.00am

Terminated: 11.50am

Present: Councillor McNally (Chair)
Councillors Glover, Pearce, Ricci, Ward, Wild and Dickinson

Apologies for absence: Councillor Quinn

Newly appointed Members: Councillors Gosling and Sharif did not take part in the business of the Panel and observed proceedings from the public gallery.

1. MINUTES

The Minutes of the proceedings of the meeting held on 25 April 2018 having been circulated, were taken as read and signed by the Chair as a correct record.

2. DECLARATIONS OF INTEREST

There were no declarations of interest declared by Members.

3. PLANNING APPLICATIONS

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

RESOLVED

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

Name and Application No:	17/00864/FUL Mr A Rothwell
Proposed Development:	Change of use from dwelling to 9 bed House of Multiple Occupation (HMO) (Sui generis), including minor elevation change. 35 Stamford Road, Mossley
Speaker(s)/Late Representations:	Councillor Sharif and Simon Wilde, local resident, spoke in objection to the application. Grant Erskine, on behalf of the applicant, spoke in support of the application
Decision:	The decision was to go against officer recommendation to approve. Members listened to the arguments for and against the application and were of the view that the proposed change of use of the building from a dwelling house to a House in Multiple Occupation (HMO) would result in an intensification of the use of the building which is likely to be harmful to the

	<p>character of the area and have a material detrimental impact on the amenity of neighbouring properties. In particular, the proposals would likely result in a significant increase in the coming and goings by residents, create additional demand for on street parking where space is already constrained, and the applicant has failed to demonstrate that sufficient space is available for the number of refuse and recycling bins required for the number of proposed residents. As such, the proposals are contrary to the requirements of Unitary Development Plan Policy H10 which seeks to ensure that development complements or enhances the character and appearance of the surrounding area and causes no unacceptable impact on the amenity of neighbouring properties.</p>
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Name and Application No	<p>18/00306/REM Wainhomes (North West) Ltd, Warrington</p>
Proposed Development:	<p>Reserved matters application for appearance, landscaping, layout and scale for 145 dwellings (following the granting of outline planning permission re. 15/00704/OUT) Former Oldham Batteries site, Edward Street, Denton</p>
Speaker(s)/Late Representations:	<p>Mr Harris (agent) spoke in support of the application.</p>
Additional Comments/Information	<p>The Development Manager explained that Andrew Gwynne MP had written in objection to this application and the following application, 18/00307/REM, stating the following reasons:</p> <p>“I am formally objecting to the above two planning application for reserved matters approval for appearance, landscaping, layout and scale for 145 and 55 dwellings respectively.</p> <p>In line with National Planning Policy Framework guidelines, this site should achieve maximum density, given its good public transport links into Manchester and close proximity to the motorway network.</p> <p>There is also a new draft planning consultation that reaffirms the desire to maximise densities on brownfield sites and utilise town centre infrastructure. This site has benefitted from £1million of public growth money to open this site up and the current proposals do little to justify this expense.</p> <p>Since planning permissions originally started to be submitted for this site there has been significant movement in legislation around housing densities and the local authority has had updated housing targets that I would expect a site like this and a developer to support.</p> <p>This land is heavily contaminated and the developer should be encouraged to minimise the public’s access to the soil and outside spaces.</p>

I do not believe that the proposals put forward achieve the standards of design that are suitable for such a prominent location in my constituency.

For the above reasons I request that these applications be deferred.”

Officers responded to the above comments as follows:

In respect of the concerns about density, the outline planning permissions for both plots established the parameters in terms of the quantum of development. This provides a ceiling number of 150 dwellings on the larger parcel and 56 on the smaller parcel. The current applications, which seek approval of the ‘reserved matters’ of landscaping, layout, appearance and scale, do not provide an opportunity to revisit the principle of the proposed development, as this has already been granted under the outline approval.

In relation to 18/00306/REM (the western side of Edward Street), paragraph 10.7 of the published report explains that, whilst the number of dwellings proposed at the reserved matters stage is below that approved by the outline planning permission, the density of development remains the same at 44 dwellings per hectare. This is a consequence of the reduction in the site area following the highway works associated with the construction of Lance Corporal Andrew Breeze Way.

Whilst it might be possible for the density to be increased to compensate for the reduction in the site area it is likely this would be at the expense of residential amenity standards created by the development and/or the compatibility of the scheme with the character of the surrounding area. As detailed in the main report, the revised scheme already includes a number of apartments to increase density and three storey buildings to increase the scale of the development.

The improvement in design, the mitigating circumstances provided by the reduction in the site area, and the need to increase delivery of housing schemes in the Borough are matters which lead officers to conclude that the deficit in the number of units does not result in a level of harm that would significantly and demonstrably outweigh the benefits of the proposals. The NPPF states that in these circumstances, planning permission should be approved.

Officers are therefore of the view that the amended scheme has addressed the design concerns associated with the lower density of the refused scheme.

In relation to 18/00307/REM (the eastern side of Edward Street), the reserved matters application is one unit less (55 dwellings proposed) than granted by the outline planning permission (56 units). However, the previous application for

	<p>reserved matters on that parcel (when 54 units were proposed) was not refused on density grounds, as this was considered not be a harmful element of that scheme, unlike the larger proposal to the west. To refuse this revised application, which now proposes one unit more, is a position that officers consider would not be reasonable and could not be successfully defended at appeal. In addition, the design improvements detailed in section 10 of the published report lead officers to conclude that this revised scheme is policy compliant.</p> <p>The agent further confirmed that if this application (and the following application: 18/00307/REM) were approved, the current appeals against the previously refused schemes would be withdrawn.</p>
<p>Decision:</p>	<p>Approve subject to the conditions as set out in the report and the following amended conditions 2, 8, 10 and 11:</p> <p>Condition 2 is to be re-worded to ensure that the trigger does not prevent the commencement of development. This is considered reasonable as the key issue is ensuring that the noise mitigation measures are applied prior to the occupation of the dwellings. The revised wording of this condition is as follows:</p> <p>‘Prior to the first occupation of any of the dwellings, the following details shall be submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> - scaled plans showing the exact location and elevations of the acoustic fencing to be installed within the development site and a manufacturers specification of the fencing; and - scaled plans showing the location of windows to be treated with high specification glazing and mechanical ventilation and manufacturers specifications of each of the noise mitigation measures to be installed. <p>The noise mitigation measures shall be implemented in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.</p> <p>Condition 8 would be reworded as follows, to provide greater clarity as the information that is required to discharge the condition:</p> <p>“Prior to the occupation of any part of the development hereby approved, a scheme detailing specific measures to be incorporated into the design of the buildings/plots to reduce the risk of crime shall be submitted to and approved in writing by the Local Planning Authority. The measures shall include the following:</p> <p>On plot security lighting</p> <p>External door/window/garage door locking mechanisms</p> <p>Locking mechanisms to be applied to gates on boundaries of</p>

	<p>plots</p> <p>Any other reasonable on plot security measures to be installed.</p> <p>The security measures shall be implemented in accordance with the approve details prior to the first occupation of any part of the development and shall be retained as such thereafter.”</p> <p>Condition 10 would also be reworded as follows, to provide greater clarity as the information that is required to discharge the condition:</p> <p>‘None of the dwellings/apartments hereby approved shall be occupied until details of the provision of storage for bicycles within each of the plots (minus those plots with garages) and secured storage areas for the apartments within the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided for each dwelling/apartment in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.</p> <p>Condition 11 is considered not to be necessary as the Ecology reports submitted with the outline planning applications included mitigation measures and compliance with these was secured at the outline stage through listing these reports as approved documents. As such, this recommended condition is not necessary and should be deleted.</p>
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Name and Application No:	18/00307/REM Wainhomes (North West) Ltd, Warrington
Proposed Development:	Reserved matters application for appearance, landscaping, layout and scale pursuant to outline consent 15/00081/OUT (55 dwellings) Former Oldham Batteries site, Edward Street, Denton
Speaker(s)/Late Representations:	Mr Harris (agent) spoke in support of the application.
Additional Comments/Information	See additional comments above for 18/00306/REM.
Decision:	<p>Approve subject to the conditions as set out in the report and the following amended conditions 2, 8, 10 and 11:</p> <p>Condition 2 is to be re-worded to ensure that the trigger does not prevent the commencement of development. This is considered reasonable as the key issue is ensuring that the noise mitigation measures are applied prior to the occupation of the dwellings. The revised wording of this condition is as follows:</p> <p>‘Prior to the first occupation of any of the dwellings, the following details shall be submitted to and approved in writing</p>

by the Local Planning Authority:

- scaled plans showing the exact location and elevations of the acoustic fencing to be installed within the development site and a manufacturers specification of the fencing; and
- scaled plans showing the location of windows to be treated with high specification glazing and mechanical ventilation and manufacturers specifications of each of the noise mitigation measures to be installed.

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

Condition 8 would be reworded as follows, to provide greater clarity as the information that is required to discharge the condition:

“Prior to the occupation of any part of the development hereby approved, a scheme detailing specific measures to be incorporated into the design of the buildings/plots to reduce the risk of crime shall be submitted to and approved in writing by the Local Planning Authority. The measures shall include the following:

On plot security lighting

External door/window/garage door locking mechanisms

Locking mechanisms to be applied to gates on boundaries of plots

Any other reasonable on plot security measures to be installed.

The security measures shall be implemented in accordance with the approve details prior to the first occupation of any part of the development and shall be retained as such thereafter.”

Condition 10 would also be reworded as follows, to provide greater clarity as the information that is required to discharge the condition:

‘None of the dwellings/apartments hereby approved shall be occupied until details of the provision of storage for bicycles within each of the plots (minus those plots with garages) and secured storage areas for the apartments within the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided for each dwelling/apartment in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.’

Condition 11 is considered not to be necessary as the Ecology

	reports submitted with the outline planning applications included mitigation measures and compliance with these was secured at the outline stage through listing these reports as approved documents. As such, this recommended condition is not necessary and should be deleted.
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Name and Application No:	17/00856/FUL Mr Mustapha Matib
Proposed Development:	Erection of a detached dwelling house following demolition of existing dormer bungalow, garage and car port. Spring Haven, 61 Gibraltar Lane, Denton
Speaker(s)/Late Representations:	Mr Kibble spoke against the application. Mr Booth (agent) spoke in favour of the application.
Decision:	Approve subject to the conditions as set out in the report.

Name and Application No:	17/00949/OUT McKay Homes Ltd
Proposed Development:	Outline planning application for the demolition of the existing industrial buildings on the site and the erection of 14 dwellings (8 town houses and a block of 6 apartments) Unit 14, Glover Centre, Egmont Street, Mossley
Speaker(s)/Late Representations:	None.
Decision:	Approve subject to the completion of a Section 106 Agreement to secure the following: Green Space contribution £8,845.79 to be used for improvements to play equipment at Egmont Street Playing Fields. And subject to conditions as set out in the report.

Name and Application No:	17/01033/FUL Cheshire Homes Limited
Proposed Development:	Construction of 11 No. dwellings and associated works. Land on the rear of and 81-95 Ridge Hill Lane, Stalybridge
Speaker(s)/Late Representations:	David Thorne spoke against the application. Jason Dugdale (agent) in support of the application.
Decision:	Approve subject to the completion of a Section 106 Agreement to secure the following : Green Space £5,426.22 to be used for improvements to play

	<p>equipment in Stamford Park.</p> <p>Highway upgrade - £8,617.69 towards cycleway improvements between Stalybridge and Ashton, as identified within Tameside Cycling Strategy Options Report (2015)</p> <p>And subject to conditions as set out in the report.</p>
Name and Application No:	<p>18/01034/FUL</p> <p>Droylsden Site Investments</p>
Proposed Development:	<p>Full Planning application for the erection of 116 no. dwellings with associated works including car parking, access road and landscaping.</p> <p>Vacant land at Edge Lane, Droylsden</p>
Speaker(s)/Late Representations:	<p>None.</p>
Decision:	<p>Approve subject to the completion of a Section 106 Agreement to secure the following revised open space contribution:</p> <p>£120k towards recreation improvements at Sunny Bank Park including playground and pitch improvements.</p> <p>£50k towards Copperas Fields improvements including footpaths, signage and new furniture.</p> <p>£60k towards play area improvements at Floral Gardens.</p> <p>And the other Section 106 contributions as listed in the report</p> <p>And the conditions as set out in the report.</p>

Name and Application No:	<p>18/00035/REM</p> <p>Ashton Alban (Central)</p>
Proposed Development:	<p>Approval of reserved matters (landscaping) for a development of 10 dwellings. The matters of appearance, layout, scale and access were all approved under outline planning permission ref. 17/00368/OUT</p> <p>Land at junction of St Mary's Road and Talbot Road, Hyde</p>
Speaker(s)/Late Representations:	<p>None.</p>
Decision:	<p>Approve subject to the conditions as set out in the report.</p>

Name and Application No:	<p>17/01058/FUL</p> <p>Mosscares Housing and Rowlinson Construction</p>
Proposed Development:	<p>Works to the Grade II listed Engine House including; removal of the east elevation and roof, reduction in wall height of the north, south and west elevations to maximum 3.4m; and internal area to be made good and landscaped to forma</p>

	<p>garden area. (See also associated Listed Building consent 17/01059/LBC)</p> <p>Former Site of 10 – 12 Castle Street, Stalybridge</p>
Speaker(s)/Late Representations:	None.
Decision:	Approve subject to the conditions as set out in the report.
Name and Application No:	<p>17/01059/LBC</p> <p>Mossclare Housing and Rowlinson Construction.</p>
Proposed Development:	<p>Works to the Grade II listed Engine House including; removal of the east elevation and roof, reduction in wall height of the north, south and west elevations to maximum 3.4m; and internal area to be made good and landscaped to form a garden area. (See also associated Full Planning Application 17/01058/FUL)</p> <p>Former Site of 10 – 12 Castle Street, Stalybridge</p>
Speaker(s)/Late Representations:	None.
Decision:	Approve subject to the conditions as set out in the report.

Name and Application No:	<p>17/01060/REM</p> <p>Mossclare Housing and Rowlinson Construction.</p>
Proposed Development:	<p>Approval of reserved matters for the erection of 18 apartments with associated landscaping, open space, and car parking (scale, layout, appearance and landscaping) following outline consent granted under 17/00019/FUL (Parcel B).</p> <p>Former Site of 10 – 12 Castle Street, Stalybridge</p>
Speaker(s)/Late Representations:	None.
Decision:	That the application be deferred given the outstanding response from the Environment Agency, in respect of new information submitted.

Name and Application No:	18/00102/FUL Mr James Ward
Proposed Development:	Proposed new one-bedroom bungalow, garden and detached outbuilding. Land off Winton Avenue, Audenshaw.
Speaker(s)/Late Representations:	Mr Elson (for the applicant) in support of the application.
Decision:	Approve subject to the conditions as set out in the report.

43. URGENT ITEMS

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

CHAIR

Appeal Decision

Site visit made on 9 April 2018

by W Johnson BA (Hons) DipTP DipUDR MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1st June 2018

Appeal Ref: APP/G4240/W/18/3194110

23 Cypress Road, Droylsden, Manchester M43 7PE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr D McDonald (Birch Estates Ltd) against Tameside Metropolitan Borough Council.
 - The application Ref 17/00897/FUL, is dated 19 October 2017.
 - The development proposed is the erection of a detached dwelling house - Resubmission of 17/00603/FUL.
-

Decision

1. The appeal is dismissed and planning permission refused for the erection of one detached dwelling house at 23 Cypress Road, Droylsden, Manchester, M43 7PE.

Procedural Matters

2. I am aware that initially the appellant made reference to a previously determined application 17/00603/FUL in their appeal submission in error. Whilst I understand the slight inconvenience that this caused the local planning authority, I do not consider that any party has been prejudiced.

Main Issue

3. The main issues are the effect of the proposal on:
 - the character and appearance of the appeal site and the surrounding area;
 - living conditions for future occupiers; and
 - whether it would be a sustainable form of development having regard to the National Planning Policy Framework.

Reasons

Character and appearance

4. The appeal site comprises the side garden of 23 Cypress Road, which is at the end of a terrace in a row of four properties. The site itself forms a corner plot at the junction with Somerset Road. The surrounding area predominantly consists of residential properties, where the dwellings are in the form of terraced housing in rows of 4 dwellings. The appeal site is located within an

established residential area with good access to the range of services and facilities that the town has to offer. I therefore concur with the Council that the appeal site is located in an accessible location and therefore, in principle is suitable for residential development. In this respect I acknowledge the reference to APP/U4230/A/11/2157433, but as little information has been provided and the full details of the scheme are unknown for development in a different area to the appeal scheme, I only attribute little weight to it.

5. The proposal is for one detached dwelling with access off Cypress Road. The house would be two-storey in height, of brick construction with a hipped tiled roof. I consider the facing materials and overall design to echo features in the neighbouring dwellings, including details, such as, the two-storey bay window on the front elevation, which is a prominent feature in the properties in the wider street scene. This forms a strong and positive characteristic in the street scene, meaning I consider that the appeal site is located within an area of similar properties that have maintained a sense of rhythm and balance. The proposal through its detached form and prominent location within an area predominantly consisting of terraced properties would result in an incongruous addition that would have an awkward relationship with these neighbouring dwellings. The resulting significant adverse effect would be readily visible in the street scene to the detriment of character and appearance of the surrounding area.
6. My attention has been drawn to other detached dwellings in the area, where photographs have been provided in support. Whilst noting the presence of other detached dwellings in the wider area, relatively little detail has been provided regarding the particular planning backgrounds to those schemes. Without such information a full and detailed comparison between those developments and the case before me cannot be drawn except insofar as I was able to observe and assess the sites at my visit. Therefore, little weight can be attributed to them in the determination of the appeal.
7. For all of these reasons, I therefore conclude that the proposal would unacceptably harm the character and appearance of the appeal site and the surrounding area. This would be contrary to Policies 1.3, H9 and H10 of The Tameside Unitary Development Plan that seeks high quality design that complements or enhances and is sensitive to the character and appearance of the area enjoyed by other residents.
8. It also fails to accord with RD2 and RD22 of the Residential Design Supplementary Planning Document that amongst other things seeks to ensure that proportions, street patterns, architectural style / design and scale and mass of dwellings align with their surroundings. As a result, the proposal would also be contrary to paragraph 60 of the National Planning Policy Framework, which amongst other things seeks to promote or reinforce local distinctiveness.

Living conditions

9. Concerns have been raised in relation to the size of the dwelling, which is understood to consist of approximately 70m² of gross internal floor space, which is accepted by the Council. This amount of internal space has been increased since the previous application. However, the Council maintain that this is an unacceptable amount of internal space. Reference has been made by both parties to 'Technical housing standards – nationally described space standard, March 2015'. In particular reference has been made to the figures

contained within Table one, on page 5 of the document. I have examined the details before me in the statement from the appellant and on the application plans it confirms that the proposal is for a 3 person, 2 bedroom property. Under these circumstances and in the absence of any substantive information to the contrary, I have no reason to doubt that the proposed house is for 3 people with 2 bedrooms. Therefore, in referring to 'Table One – Minimum gross internal floor areas and storage (m²)', a 2 bedroom dwelling for 3 people over two-storeys requires 70m² of internal floor area with no built in storage. The appeal scheme meets this minimum requirement.

10. I consider the proposed house would provide an adequate level of accommodation for future occupiers. Therefore the proposal accords with the detailed design principles set out in Policy H10 of the Tameside Unitary Development Plan that amongst other things seeks for housing developments to meet the needs of potential occupiers.

Sustainable form of development

11. The definition of Previously Developed Land (PDL) in the Glossary to the Framework states, as far as is relevant for the purposes of this appeal, "land which is or was occupied by a permanent structure, including the curtilage of the developed land ... and any associated fixed surface infrastructure. This excludes: land in built-up areas such as private residential gardens". As the appeal site forms the side garden of 23 Cypress Road, it does not benefit from the PDL definition.
12. The Council is unable to demonstrate a five year supply of deliverable housing sites. As such, relevant policies for the supply of housing should not be considered up-to-date according to paragraph 49 of the Framework. In these circumstances, paragraph 14 should therefore be applied. The proposal would perform well in that it would be in an urban area where access to facilities is likely to be greatest. However, good design is also a key aspect of sustainable development.
13. In terms of its component dimensions there would be a small social benefit in providing an extra housing unit. Economic advantages would also arise from the construction and occupation of a new house. However, the harm to the character and appearance of the appeal site and the surrounding area identified would be significant, and as a result the environmental role of sustainable development would not be achieved. When assessed against the policies in the Framework taken as a whole the adverse impacts would significantly and demonstrably outweigh the benefits. Therefore the proposal would not be a sustainable form of development. The conflict with the development plan is not outweighed by other considerations including the Framework.

Other Matters

14. I have had regard to various other matters raised by a neighbouring occupier in relation to restricting construction works, living conditions of neighbouring occupiers and drainage, but these do not alter my conclusions on the main issue.
15. I have considered this appeal proposal on its own merits and concluded that it would cause harm for the reasons set out above.

Conclusion

16. For the reasons given above, and having regard to all other matters raised, the appeal is dismissed.

Wayne Johnson

INSPECTOR



Appeal Decision

Site visit made on 22 January 2018

by Alison Partington BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5th February 2018

Appeal Ref: APP/G4240/D/17/3187790
199 Stockport Road, Mossley OL5 0RF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Mark Clegg against the decision of Tameside Metropolitan Borough Council.
 - The application Ref 17/00617/FUL, dated 15 July 2017, was refused by notice dated 11 September 2017.
 - The development proposed is a lost conversion with rear dormer including increase in ridge height.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in the appeal is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal property is a mid-terraced house. The terrace of which it is a part are all similar houses apart from the two houses at each end of the terrace which are larger than the rest. The appeal property is situated adjacent to one of the taller properties. The surrounding area comprises mainly terraced housing, and whilst there are a few dormers evident, they are not a characteristic of the area.
4. Policy RED6 of the *Tameside Residential Design Supplementary Planning Document (adopted March 2010)* (SPD) provides detailed guidance on roof extensions and dormers. This discourages flat roofed dormers and indicates that the size and design should reflect the architectural style of the house and area. They should also be set back from the eaves and should not take up more than two-thirds of the rear roof plane, and line up vertically with the fenestration below.
5. The proposed dormer, which would have a flat roof, would be located on the rear of the property. However, there are a number of dwellings located on the hillside to the rear of No 199, and the rear of the property is clearly visible from the road leading to these houses. The dormer would be set slightly up from the eaves of the property but otherwise would occupy the entire roof plane. In addition, its height requires the ridge height to be increased. As such the dormer would be a disproportionate size and scale, and would be an

- overly dominant feature on what is a modest terraced house. As a result it would be an unsympathetic addition to the property and would harm the character and appearance of the area.
6. In addition, the increase in the ridge height of the property needed to accommodate the proposal would be visible from the main road to the front of the dwelling. As the resulting height of the property would be out of keeping with the rest of the terrace, including the larger houses at either end, it would make the dwelling an incongruous feature in the terrace which would be detrimental to the visual appearance of the area.
 7. Consequently, I consider that the proposed development would unacceptably harm the character and appearance of the area. Accordingly, it would conflict with Policy H10 of the Tameside Unitary Development Plan (adopted November 2004) which requires developments to complement or enhance the character and appearance of the surrounding area, as well as the advice in the SPD.
 8. In support of the appeal, my attention was drawn to two properties at the other end of the terrace that have similar very large dormers. However, I observed that properties with dormers in the area are very much in the minority. I do not know the circumstances of these cases or the policies that applied at the time of their consideration, but the other dormers confirmed that inappropriate dormers are detrimental to the character and appearance of the host property and the area, and so do not set a precedent that should be followed. Thus they do not justify allowing a poorly designed scheme on this dwelling.
 9. I note the personal circumstances of the appellant and the desire in particular to provide additional bedroom space for his family whilst staying in the local community. However, I have not been provided with any substantive evidence to show that the appeal scheme represents the only way that suitable alternative accommodation in the area can be found. In any event, personal circumstances seldom outweigh more general planning considerations, and it is likely that the adverse effects of the development would remain long after the current personal circumstances cease to be material.
 10. For the reason set out above, I conclude the appeal should be dismissed.

Alison Partington

INSPECTOR



Appeal Decision

Site visit made on 8 May 2018

by Thomas Hatfield BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 18th May 2018

Appeal Ref: APP/G4240/D/17/3188159
3 Oxford Walk, Denton, M34 7DG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Paul Johnson against the decision of Tameside Metropolitan Borough Council.
 - The application Ref 17/00506/FUL, dated 19 June 2017, was refused by notice dated 8 August 2017.
 - The development proposed is single storey extension to rear of property.
-

Decision

1. The appeal is allowed and planning permission is granted for a single storey extension to rear of property at 3 Oxford Walk, Denton, M34 7DG in accordance with the terms of the application, Ref 17/00506/FUL, dated 19 June 2017, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan; Location Plan; Proposed Plans and Elevations; Existing Plans and Elevations.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the development on the living conditions of the occupiers of No 1 Oxford Walk with regard to loss of outlook and light.

Reasons

3. The appeal property is an end of terrace house on the north western side of Oxford Walk. It adjoins No 1 to the south west, and the extension would run along the boundary between these properties.
4. Following the Council's refusal of planning permission, a separate application (Ref 17/00818/HHPD) was made for a very similar extension under the provisions of Article 3(1) and Schedule 2, Part 1, Class A, paragraph A.4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). No adjoining owner or occupier objected to this proposal

and the Council confirmed that prior approval was not required on 8 November 2017. At the time of my site visit, this development was under construction. I therefore attach significant weight to it as a fallback position.

5. That extension is almost identical to the current appeal proposal in terms of its height, built footprint, and position along the boundary. There would be no significant additional impact resulting from the appeal proposal over and above that caused by the fallback position. In these circumstances, the effect of the development on the garden area to No 1 would be neutral.
6. For the above reasons, I conclude that the development would not significantly harm the living conditions of the occupiers of No 1 Oxford Walk with regard to loss of outlook and light. It would therefore be consistent with saved Policy H10 of the Tameside Unitary Development Plan (2004) and guidance contained in the Residential Design Supplementary Planning Document (2010). This policy and guidance seek to ensure, amongst other things, that new development does not have an unacceptable impact on the amenity of neighbouring occupiers.

Conditions

7. In addition to the standard time limit condition, I have imposed a condition that requires the development to accord with the approved plans. This is necessary in the interest of certainty. I have also imposed a condition that requires the external surfacing materials to match those used in the existing building. This is necessary to protect the character and appearance of the host property and the surrounding area.

Conclusion

8. For the reasons given above I conclude that the appeal should be allowed.

Thomas Hatfield

INSPECTOR



Appeal Decision

Site visit made on 1 May 2018

by W Johnson BA (Hons) DipTP DipUDR MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 May 2018

Appeal Ref: APP/G4240/D/18/3195594

21 Cemetery Road, Mossley, Tameside, Lancs OL5 9PQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Gerard Henshaw against the decision of Tameside Metropolitan Borough Council.
 - The application Ref 17/00767/FUL, dated 4 September 2017, was refused by notice dated 8 January 2018.
 - The development proposed is a 2 storey side extension
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the appeal dwelling and the surrounding area.

Reasons

3. Cemetery Road is a tree lined cul-de-sac located off the Staley Road. The properties located on Cemetery Road comprise of a mixture of dwelling types including semi-detached houses and bungalows, detached houses and bungalows and terraced properties. Additionally, the road provides access to Princess Close and Mossley Cemetery.
4. The host dwelling forms part of a small group of semi-detached houses on the same side of the road, which are similar in form and appearance and do not appear to have been significantly altered when viewed from Cemetery Road. In particular they have no 2-storey extensions that are clearly visible when viewed from the front. Although, some of these dwellings have had single storey extensions or detached garages erected at the side of the main property, which contributes to the balanced form and regular rhythm of development to the street. It was noted on my site visit that the appeal site slightly differs from the majority of the dwellings on Cemetery Road through occupying a larger plot, which in turn provides a more generous side space.
5. Whilst there is no specific policy objection to the principle of a residential extension, I note that the appeal scheme would provide a significant amount of additional accommodation when compared with the original property. It is acknowledged that the host dwelling already benefits from an existing single storey extension, which projects the full width of its side space. This extension

- already has a visual effect through its wide appearance on the existing property and therefore forms part of its character and appearance.
6. The proposed 2-storey side extension would echo features contained within the host dwelling, such as the hipped roof and fenestration details. It would comprise of a family room at ground floor and a bedroom with en-suite at first floor, and due to the change in levels, a utility room would be formed at basement level. The scheme would occupy a similar footprint to the existing single storey extension, and would again be built up to the common boundary with No 19, providing no side space. Due to a stagger in the building line between the host dwelling and No 19, there would be no terracing effect created. Additionally, I note that no objections have been raised by the Council in relation to the effect on living conditions of neighbouring occupiers, in particular No 19, and I too consider the proposal not to be harmful in this respect.
 7. It is acknowledged that the proposal would be set back from the front elevation of the main dwelling by 0.45m. However, this would still result in an overly wide addition to the host dwelling. In this instance, it is considered that a greater set back would be necessary to retain an acceptable mass in accordance with the guidance contained within RED5 of the Tameside Residential Design Supplementary Planning Document. Furthermore, whilst a lower ridge would be created through the scheme being set back from the rear elevation, this would not provide sufficient mitigation or relief to overcome the harmful effect of the proposal through its excessive scale and massing, and its resultant bulky appearance on the host dwelling, when viewed from Cemetery Road. These factors would diminish and unbalance the character and appearance of the host dwelling to the detriment of the wider street scene.
 8. For all of these reasons, I therefore conclude that the proposed 2-storey side extension constitutes an incongruous development that would unacceptably harm the character and appearance of the existing house and the surrounding area. This would be contrary to Policy H10 of The Tameside Unitary Development Plan that seeks high quality design in layout, design and external appearance of housing developments that in turn complement the character and appearance of the surrounding area. It also fails to accord with RED5 of the Tameside Residential Design Supplementary Planning Document that amongst other things seeks to ensure that side extensions are designed to respect the scale of the existing building and those surrounding it. As a result, the proposal would also be contrary to paragraph 60 of the National Planning Policy Framework, which amongst other things seeks to promote or reinforce local distinctiveness.

Conclusion

9. For the reasons given above, and having regard to all other matters raised, the appeal is dismissed.

Wayne Johnson

INSPECTOR

Appeal Decision

Site visit made on 5 June 2018

by Siobhan Watson BA(Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 June 2018

Appeal Ref: APP/G4240/W/18/3197757

Open land adjacent to 201 Birch Lane, Dukinfield, SK16 5AT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for approval of reserved matters required by conditions of an outline planning permission.
 - The appeal is made by Mr Prashant Modi (D&P (NW) Ltd) against Tameside Metropolitan Borough Council.
 - The application Ref 17/00062/REM, dated 6 October 2017, sought approval of reserved matters pursuant to conditions Nos 1 & 2 of planning permission Ref 17/00062/OUT granted on 25 July 2017.
 - The development proposed is residential development comprising of 4 dwellings.
 - The reserved matters for which approval is sought are: appearance, landscaping, layout and scale.
-

Decision

1. The appeal is dismissed and planning permission is refused.

Application for costs

2. An application for costs was made by Mr Prashant Modi (D&P (NW) Ltd) against Tameside Metropolitan Borough Council. This application is the subject of a separate Decision.

Main Issue

3. The main issue is the effect of the proposed dwellings upon the character and appearance of the area.

Reasons

4. The appeal site is located in an area which is predominantly characterised by two storey dwellings. There are small terraced houses opposite the site and the pub on the opposite corner of Dewsnap Lane has a dual pitched roof with gables at the sides. However, the dominant building style comprises of semi-detached houses with hipped roofs. These are numerous and provide a consistency of design within the general area. The proposed gabled roofs would look dominant and bulky in comparison with the prevailing building style.
5. I appreciate that nearby two-storey semi-detached houses have gables on their front elevations but these are formed by two symmetrical gables with individual roofs and the secondary parts of the front elevations are set back significantly from the gables. In the case of the appeal houses the front gable would have one roof spanning both properties and the set-backs from the gable on the

front elevation would be minimal. This would result in a bulky design which would be unattractive in its own right and would be incongruous with the surrounding dwellings.

6. In addition, the rear elevations and roof planes would be dominated by wide three-storey gables which would compound the bulk and incongruence of the proposed dwellings. Trees along the rear boundary of the site would be removed and the 2nd floor elevations would be taller than the clinic behind. Therefore, in spite of a few other nearby trees, the rear of the dwellings would be visible from Dewsnap Lane and from the residential development behind the clinic.
7. I note that there would be a 2m fence along part of the Dewsnap Lane frontage but it would be quite short in length and as it would enclose rear gardens, I consider that it would be acceptable providing that it were of a suitable design. However, this is a minor detail which does not outweigh my main findings.
8. For the above reasons, I conclude that the proposed development would harm the character and appearance of the area. It would conflict with Tameside Unitary Development Plan Policies H10 and C1 which indicate that the design and external appearance of proposed housing development should be of a high quality and that the existing townscape should be respected. It would also conflict with the Tameside Residential Design Supplementary Planning Document which indicates that the proportions of surrounding buildings should be taken into account in new development.

Other Matters

9. I note the appellant's comments that the Strategic Housing Market Assessment indicates that there is particular pressure on the stock of dwellings with 4 or more bedrooms in Dukinfield and that demand exceeds supply. However, this factor does not outweigh the harm I have found. I have taken into account all other matters raised including representations from interested parties but none outweigh the conclusions I have reached.

Conclusion

10. For the above reasons I dismiss the appeal.

Siobhan Watson

INSPECTOR



Costs Decision

Site visit made on 5 June 2018

by **Siobhan Watson BA(Hons) MCD MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 11 June 2018

Costs application in relation to Appeal Ref: APP/G4240/W/18/3197757 Open land adjacent to 201 Birch Lane, Dukinfield, SK16 5AT

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Mr Prashant Modi (D&P (NW) Ltd) for a full award of costs against Tameside Metropolitan Borough Council.
 - The appeal was against the failure of the Council to issue a notice of their decision within the prescribed period on an application for planning permission for residential development comprising of 4 dwellings (reserved matters of appearance, landscaping, layout and scale).
-

Decision

1. The application for an award of costs is refused.

Reasons

2. The National Planning Practice Guidance (PPG) advises that, irrespective of the outcome of an appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. The Planning Practice Guidance says that *"In any appeal against non-determination, the local planning authority should explain their reasons for not reaching a decision within the relevant time limit, and why permission would not have been granted had the application been determined within the relevant period... **If an appeal in such cases is allowed** (my emphasis), the local planning authority may be at risk of an award of costs, if the Inspector or Secretary of State concludes that there were no substantive reasons to justify delaying the determination and better communication with the applicant would have enabled the appeal to be avoided altogether."*¹
4. Two extensions of time were agreed up until 31 January 2018 so that draft revised plans could be considered.
5. The draft revised plans included a sketch to use hipped roofs. The Council contends that the amendment did not overcome its concerns and communicated this to the applicant. Following this the second extension of time was agreed but, the Council says, that no further draft plans were submitted and neither were any amended plans formally submitted.

¹ Paragraph: 048 Reference ID: 16-048-20140306

6. The applicant then requested that the application be determined as originally submitted, asking that it be determined by 5 February 2018. Given that the appeal is dated 12th March 2018 I do find some unreasonable behaviour on behalf of the Council for not issuing a decision before that date.
7. That said, the Council has substantiated its objections to the scheme so it is clear that if the decision had been issued, it would have been a refusal. The appeal would have had to be made anyway. As I have dismissed the appeal, I also find the proposed development to be unacceptable. Therefore, whilst I find unreasonable behaviour there has been no wasted expense.
8. I therefore find that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Planning Practice Guidance, has not been demonstrated. Therefore, the applicant's claim for costs fails.

Siobhan Watson

INSPECTOR

Application Number 16/00177/OUT

Proposal	Outline planning permission for the demolition of the existing structures on the land and the redevelopment of the site with a scheme incorporating 27 dwelling houses, 10 live/work units and a retail unit (use class A1) (amended).
Site Applicant	Land occupied by Eldencross Ltd, Park Bridge Road, Park Bridge Eldencross Ltd
Recommendation	Approve, subject to conditions and the prior completion of a Section 106 Agreement
Reason for report	A Speakers Panel decision is required because the application is a major and a Section 106 Agreement is required..

REPORT

1. APPLICATION DESCRIPTION

- 1.1 The applicant seeks outline planning permission for the demolition of the existing structures on the land and the redevelopment of the site with a scheme incorporating 27 dwelling houses, 10 live/work units and a retail unit (use class A1). The scheme has been amended from the original submission, which proposed 47 dwellings, following concerns expressed by officers in relation to the sustainability of such a development in this relatively isolated location. This matter is discussed in more detail in the main body of the report.
- 1.2 The applicant has provided the following documents in support of the planning application:
- Design and Access Statement
 - Transport Statement
 - Bat and Bird Survey
 - Crime Impact Statement
 - Flood Risk Assessment
 - Planning Statement
 - Initial ground inspection
 - Sustainability Statement
 - Commercial Viability Assessment

2. SITE & SURROUNDINGS

- 2.1 Park Bridge was once an industrial hamlet in the Medlock Valley close to the Borough's boundary with Oldham. The former ironworks for which Park Bridge is known closed in 1963 and fell into decay and was demolished or reduced to ruins in the 1970s. The remains of the works have been landscaped and a heritage centre has been established in the former stables which were attached to the ironworks.
- 2.2 The mill occupied by Eldencross Ltd, known as Bottom Forge, is the last remaining intact industrial building at Park Bridge. The mill occupies all of the valley floor, so much so that in parts on its northern and southern sides the building cuts in to the valley sides so that it is sunk below the level of the roads on either side. The mill was built from 1850 onwards with many later additions and its site is the subject of this application.
- 2.3 Access to Park Bridge is taken from either along Waggon Road, off Oldham Road, from the west or else along Mill Brow, which is a narrow and often steep road that winds its way northwards, becoming Alt Hill Lane, to join Hills Road, becoming Lees Road, in Oldham. The two roads are connected at the valley floor by a section in front of the site known as

Park Bridge Road, from where access is taken, and are also connected by Dean Terrace that runs north-eastward from near to the site entrance and up the valley side to the north of the Forge.

- 2.4 Whilst there are individual dwellings dotted around Park Bridge the two main residential developments in the hamlet are of terraced houses in Dingle Terrace, running northwards at right angles to Dean Terrace to the north of the site and in Dean Terrace itself close to the junction with Alt Hill Lane.
- 2.5 Park Bridge is situated in the Green Belt that separates Ashton from Oldham and the land surrounding is open countryside despite the proximity to both towns. The River Medlock runs adjacent to the southern boundary of the site, with a culverted section along Mill Brow.

3. PLANNING HISTORY

- 3.1 13/00182/OUT – outline planning permission for the erection of 26 houses – approved

4. RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) Allocation

Within the designated Green Belt

4.2 Part 1 Policies

Policy 1.3: Creating a Cleaner and Greener Environment.

Policy 1.4: Providing More Choice and Quality Homes.

Policy 1.5: Following the Principles of Sustainable Development

Policy 1.10: Protecting and Enhancing the Natural Environment.

Policy 1.11: Conserving Built Heritage and Retaining Local Identity.

Policy 1.12: Ensuring an Accessible, Safe and Healthy Environment.

4.3 Part 2 Policies

C1: Townscape and Urban Form

E3: Development Established Employment Areas

H1: Housing Land Provision.

H2: Unallocated Sites (for housing)

H4: Type, size and affordability of dwellings

H5: Open Space Provision

H6: Education and Community Facilities

H7: Mixed Use and Density.

H10: Detailed Design of Housing Developments

MW11: Contaminated Land

MW12: Control of Pollution

MW14 Air Quality

N2: Locally Designated Nature Conservation Sites

N3: Nature Conservation Factors

N4 Trees and Woodland

N5: Trees Within Development Sites

N6: Protection and Enhancement of Waterside Areas

N7: Protected Species

OL1: Protection of the Green Belt.

OL15: Openness and Appearance of River Valleys.

OL7: Potential of Water Areas

OL10: Landscape Quality and Character

T1: Highway Improvement and Traffic Management.

T10: Parking
T11: Travel Plans.
U3: Water Services for Developments
U4: Flood Prevention.
U5: Energy Efficiency

4.4 **Other Policies**

Greater Manchester Spatial Framework - Publication Draft October 2016
Residential Design Supplementary Planning Document
Trees and Landscaping on Development Sites SPD adopted in March 2007
Employment Land SPD adopted January 2009

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

Section 1 Delivering sustainable development
Section 6 Delivering a wide choice of high quality homes
Section 7 Requiring good design
Section 8 Promoting healthy communities

4.6 **Planning Practice Guidance (PPG)**

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

5. **PUBLICITY CARRIED OUT**

- 5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

6. **RESPONSES FROM CONSULTEES**

- 6.1 Medlock and Tame Valley Conservation Association – object to the proposals for the following reasons:

- The site has been in industrial use for a number of years and is likely to be heavily contaminated (including the presence of asbestos) as a result. There is no evidence that an investigation into the potential sources of contamination on the site has been undertaken. The completion of such an investigation is required to understand the implications of the historic uses on developing the site for residential use. This should include an investigation into the presence of made ground on the site
- The River Medlock is culverted under the site for approximately 160 metres. Properties are shown on the plans within close proximity of the culvert and an investigation is required into the structural integrity of the culvert to fully understand the implications of developing close to it.
- Bottom Forge furnaces ran below floor level and up to the chimneys above the valley via 2 sloping flues – these structures (if they are still present) may allow water to collect and be funnelled from the valley down to the site, increasing the potential risk of flooding in the area.
- The proposal would utilise a septic tank to dispose of foul sewage from the site- the scale of the development is considered to be too large for this to be a practical solution. In relation to surface water drainage, the topography of the valley on the site, rocky

outcrops, made ground and narrow profile ensure that the use of soakaways, basins and other sustainable drainage measures would not be feasible.

- 52 car parking spaces would not be sufficient to serve the development given that the scheme is likely to generate a requirement for 75-95 cars. The scheme would have an adverse impact on the capacity of a number of the adjacent roads.
- The development may threaten the land stability of the valley - a narrow gauge railway used to operate through a tunnel to the south of the site and disturbance of the ground may harm the structural stability of this land.
- The fact that land levels rise up from the site to neighbouring dwellings ensure that the residential amenity of the future occupants of the dwellings would be adversely affected.
- The site is in an isolated location and development on this scale would be unsustainable due to the lack of services and facilities within walking distance of the development.
- No tree survey has been submitted and yet there are protected trees within close proximity of the site.
- Light pollution from the development will result in harm to the biodiversity value of the site and the surrounding area.
- Bottom Forge is a heritage asset given the significance of the site in terms of the wider industrial history of the surrounding area.

- 6.2 Borough Environmental Health Officer (EHO) – no objections subject to conditions relating to the hours of work during the construction phase of the development and details of the means of storage and collection of refuse from the proposed development.
- 6.3 Greater Manchester Ecology Unit (GMEU) – no objections subject to the imposition of conditions limiting the period of tree/vegetation removal from the site, requiring the submission and approval of a management plan for the prevention of pollution of the River Medlock during the construction phase of the development and the submission and approval of a biodiversity enhancement scheme.
- 6.4 Local Highway Authority – no objections subject to the imposition of conditions and the securing of a financial contribution towards highway upgrade works through the Section 106 Agreement.
- 6.5 National Grid – infrastructure owned by National Grid runs to the south of the site. No objection but an informative advising the applicant of the need to contact National Grid before any development works commence should be attached to the decision notice
- 6.6. Greater Manchester Archaeological Advisory Service (GMAAS) – no objections subject to the undertaking of a written scheme of investigation into potential features of archaeological significance on the site and agreement of any necessary mitigation prior to the commencement of development.
- 6.7 United Utilities -.no objections, subject to the imposition of conditions.
- 6.8 Environment Agency – no objections following the receipt of additional information, subject to the imposition of conditions.

- 6.9 Borough Contaminated Land Officer –no objection subject to the imposition of a condition requiring an intrusive investigation into sources of potential ground contamination on the site to be undertaken and any necessary remediation measures to be submitted and approved in writing prior to the commencement of development.
- 6.10 Borough Tree Officer – no objections, subject to the imposition of a condition requiring the trees adjacent to the northern boundary to be protected during the construction phase of development.
- 6.11 Lead Local Flood Risk Authority (LLFRA) – no objection subject to conditions, including details to demonstrate that the surface water drainage system to serve the development would have sufficient capacity to accommodate flows from adjacent water courses into the site during more severe periods of surface water collection.
- 6.12 Coal Authority – no objections raised, subject to the imposition of a condition requiring an intrusive ground investigation to be undertaken and the approval of any necessary mitigation with regard to coal mining legacy issues prior to the commencement of development.
- 6.13 Oldham MBC – no objections raised.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 31 letters of objection from local residents were received in relation to the original proposals and 1 additional objection has been received to the amended proposals, raising the following concerns (summarised):
- The proposed development would destroy the industrial heritage and archaeological character of the area – Park Bridge should be designated as a conservation area for this reason.
 - The demolition of the Bottom Forge would be a ‘foreign’ intervention in the character of the landscape and would harm the setting of the controlled ruins and stable block and thereby harm the archaeological significance of the wider area.
 - The proposals do not acknowledge the architectural form or significance of the existing buildings in Park Bridge. The stable block is a four sided 19th Century building and the old Post House, The Coach House and the Institute on Dean Terrace are heritage assets. Bottom Forge forms part of this historic significance and should be retained.
 - The existing buildings should be retained as the surviving reference to the industrial heritage of the area and the development should become part of a tourist attraction, explaining the historical significance of the area.
 - The 26 dwellings previously approved represented over development of the site, this scheme would be larger and therefore even more inappropriate. This scheme would result in higher trip generation in an unsustainable location where residents would be reliant on the private car to access services, facilities and employment.
 - Alt Hill Road (adjacent to the access to the site) is considered to be unsuitable for the volume of traffic that this scheme would generate. The road adjacent to adjacent to Ten Houses has two lanes but is single lane for the majority of its length. Waggon Road leading to Park Bridge Road is poorly surfaced – a situation that would be made worse by the additional trips generated by the proposed development.
 - The area is predominantly rural in character and this part of Medlock Vale contains areas of high biodiversity value.
 - The discharge of waste water from the development is likely to result in detrimental impact on the capacity of the drainage network.
 - The constrained nature of the access arrangements will result in a highway safety hazard, particularly for refuse collection vehicles.

- The surrounding residential dwellings would overlook the proposed dwellings, resulting in a harmful impact on the residential amenity of future occupants of the development.
- There are concerns regarding the extent of contamination on the site.
- Disturbance of the retaining walls on the edges of the site could result in land slippage given that these structures are 150 years old.
- The proposed development would harm the tranquil character of Park Bridge.
- There are concerns that crime in the area may increase as a result of the development.
- Management measures need to be put in place to ensure that the culverted watercourse running through the site does not result in flooding issues during periods of higher flows.
- The impact of the proposed development on adjacent trees needs to be considered.
- The noise pollution resulting from additional traffic and activity in a rural area would be detrimental to the amenity of neighbouring residents and the character of the area.
- The proposal would constitute inappropriate development in the Green Belt as the proposal would have a greater impact on the openness of the Green Belt – introducing houses and more traffic in a countryside location.
- Lorry traffic associated with the current use is irregular and this would be replaced by residential use, which would generate a higher frequency and volume of journeys to and from the site.
- The narrow lanes in the area would not have the capacity to deal with the levels of traffic associated with the proposed development.
- The access to serve the proposed development would meet the bottom of Dean Terrace. This is a junction on a steep bend with limited visibility. This situation would result in a highway safety hazard.
- No mitigation is proposed in relation to the increased traffic volumes.
- The proposed development would prejudice the function of the area as valuable open space through increased noise pollution, contrary to the provisions of policy OL4 of the UDP.
- The Park Bridge Management Plan promotes access, recreation and educational opportunities for members of the public to appreciate the historical significance and heritage value of Park Bridge. These objectives would be impeded by the proposed development.
- The proposal is considered to be contrary to the Tameside Countryside Strategy, which aims to encourage people of all ages, ability and background to enjoy the countryside (policy P1) and to improve and maintain the quality of the experience of Tameside's countryside for all visitors (policy P10).
- The construction phase of the proposals would result in noise and disturbance that would be detrimental to the amenity of neighbouring residents and the character of the surrounding area.

7.2 Cllrs Lynn Travis, Catherine Piddington and Lorraine Whitehead objected to the original proposal as ward Councillors, raising the following concerns (summarised):

- The density of the development is too high – the development would have a cramped appearance and there would be minimal public open space within the development.
- Residents would be reliant on the private car to make trips to and from the site due to the substantial distance to public transport.
- The high density of the proposed development is likely to limit opportunities for on plot parking. This will result in an increase in on street parking around the edge of the site, which will result in a highway safety hazard.
- The constrained nature of the access will result in difficulties for refuse collection and emergency vehicles accessing the proposed development and congestion will build up at the entrance to the development due to the number of dwellings proposed.

7.3 Angela Rayner MP objected to the original proposals, raising the following concerns (summarised):

- The density of the development is too high. The previous scheme was justified on the basis of the re-use of a redundant industrial site for the development of 26 dwellings. The density now proposed would result in harm that would outweigh this justification.
- The proposed development would generate between 75 and 95 vehicles but only 52 spaces are shown on the proposed plans – this deficit will result in a highway safety hazard.
- Access to the site is poor- Alt Lane to Abbeyhills Road is narrow between Ten Houses and Alders Farm and this severely limits traffic flow. The highway between Alt Hill Road and Alt Hill Lane is narrow and unsuitable for vehicles due to the lack of maintenance. Park Bridge Road is not in a fit condition to carry the additional vehicular traffic that would be generated by the proposals, likewise the surfacing of the road between Fennyfield Bridge and Ashton Road is considered to be sub-standard. Congestion in this area arising from the development is a major concern in relation to the impacts of the proposed development.
- The site is considered to be in an unsustainable location. The nearest bus stops are at least 1 km from the site, with no continuous or lit footpath connections to those locations. There are no shops or facilities within reasonable walking distance of the site. Residents will therefore be reliant upon making trips by the private car to access even basic services, reducing the environmental sustainability of the scheme.
- Contrary to the applicant's claim, there are trees on the site and these may be affected by the proposed development. No detailed landscaping scheme is included within the proposals.
- Light pollution resulting from the development would be harmful to the biodiversity value of the surrounding area.

8. ANALYSIS

8.1 The issue to be assessed in the determination of this planning application are:

- 1) The principle of development in the Green Belt
- 2) The sustainability of the proposed development
- 3) The impact on the character of the site and the surrounding area
- 4) The impact upon the residential amenity of neighbouring properties
- 5) The impact on highway safety
- 6) Flood risk/drainage implications
- 7) The impact on the ecological significance of the site and trees
- 8) The impact on flood risk and environmental health
- 9) Other matters

9. PRINCIPLE OF DEVELOPMENT IN THE GREEN BELT:

9.1 Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Consideration will also be necessary to determine the appropriate weight to be afforded to the development plan following the publication of the National Planning Policy Framework. Paragraphs 208 - 219 of the NPPF set out how its policies should be implemented and the weight which should be attributed to the UDP policies. Paragraph 215 confirms that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. At the heart of the NPPF is the presumption in favour of sustainable development and support for the delivery of a wide choice of quality homes with housing applications being considered in the context of a presumption in favour of sustainable development.

- 9.2 The site is located within the designated Green Belt. The site contains a number of industrial style buildings with a sheet profile roof covering the existing buildings in the eastern portion of the site. The buildings in the western portion of the site are lower in height in comparison to those structures. The effect of the development upon the openness of the Green Belt is considered to be one of the key issues in determining this application. Paragraph 79 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.
- 9.3 The principle areas of consideration are; whether or not the development is appropriate or inappropriate development in the Green Belt and whether it is necessary to demonstrate very special circumstances to outweigh the harm to the Green Belt.
- 9.4 Paragraph 88 of the NPPF says ‘when considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm in the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other circumstances’. There are however a number of permitted exceptions to this set out at paragraph 89 and 90 of the NPPF. The exception that applies in this case is in paragraph 89 and relates to the ‘...complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use, which would have no greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.’ The majority of the site is still occupied by large industrial buildings and hardstanding and is therefore considered to meet the definition of previously developed land set out in the NPPF glossary.
- 9.5 The NPPF, at paragraph 80, sets out the five purposes of Green Belt. These are:
1. To check the unrestricted sprawl of large built-up areas;
 2. To prevent neighbouring towns merging into one another;
 3. To assist in safeguarding the countryside from encroachment;
 4. To preserve the setting and special character of historic towns; and
 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 9.6 Paragraph 87 of the NPPF states that inappropriate development in the Green Belt is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 9.7 Policy OL1 states that the Green Belt will be protected from inappropriate development and approval will not be given for the construction of new buildings except in specific purposes. The wording of this policy is slightly at variance with updated guidance of the NPPF, however, the fundamental requirement to keep Green Belts open and only to allow built development for specific purposes or where very special circumstances can be demonstrated remains.
- 9.8 Assessing the openness of the Green Belt is not a simple matter of comparing the existing measured volumes of the existing and proposed buildings on site as many factors are relevant and the visual impact of development on the Green Belt has been held (in *Turner vs SSCLG [2016]*) to be an implicit part of the concept of openness. The question is whether the proposed development of would have a greater impact on openness than the existing industrial buildings and associated development on the site. This is essentially a matter of planning judgement based upon the relevant facts and available evidence.
- 9.9 The tallest of the existing buildings (located in the eastern portion of the land) on the site are approximately 12 metres in height to the ridge above ground level. The buildings in the western portion of the site are lower in height. The applicant has submitted a massing model of the proposed development, which indicates that the proposed number of units

could be sited on the land in a way that would have a reduced impact on openness in relation to the existing situation. The current structure in the eastern part of the site fills the depth of the land (north south). The proposed plans indicate the number of residential units could be achieved with gaps to the front and rear of the plots, retaining significant separation distances to the boundaries of the site. Subject to a condition limiting the height of the proposed buildings in this part of the site to a maximum ridge height of 9.5 metres, it is considered that the proposals would actually have a reduced impact on the openness of the Green Belt in physical form than the existing development on the site.

- 9.10 The massing model indicates that the height of the development to replace the shorter buildings (approximately 6.4 metres in height to the ridge) immediately to the west of those larger would extend above the height of the existing units. The indicative eaves height would be taller than the height of the retaining wall on the boundary of the site. However, at the density proposed, the indicative layout plan suggests that properties could be orientated so that the span of development extending along the site boundary could be reduced to significantly less than the existing situation. Two storey buildings in that location would also be viewed within the context of the existing dwelling adjacent to the southern boundary. That dwelling would remain more prominent in public views of the site due to the substantial rise in levels from the site to the ground level of that existing building. On that basis, subject to a condition limiting the ridge height of development in that part of the site to 7.5 metres, it is considered that the proposals would not result in greater harm to the openness of the Green Belt than the existing situation.
- 9.11 In relation to the buildings proposed in the western part of the site, the massing model indicates that the pitched roofs of the buildings would sit slightly higher than the retaining walls on the boundaries of the site. The proposed units would have a similar eaves height to the existing building at the vehicular entrance to the site (approximately 6.75 metres in height to the ridge). Given that the indicative plans suggest that the proposed number of units could be accommodated and a larger gap between the built form and the site entrance retained, it is considered that the proposals would not have an adverse impact on the openness of the Green Belt over and above the existing situation. It is considered necessary to limit the ridge height of development in this part of the site to a maximum of 7.5 metres to ensure that the proposal at reserved matters stage preserves the openness of the Green Belt.
- 9.12 On the basis of the above assessment, officers consider that the proposal does not have any greater impact on the openness of the Green Belt than the existing development. Consideration must also be given to the 5 purposes of including land within the Green Belt in paragraph 80 of the NPPF as required by paragraph 89 of the NPPF and as quoted at paragraph 9.5 of this report. Taking each point in turn;
- The residential development as proposed would be restricted to the site itself with no potential to lead to 'unrestricted sprawl'
 - The proposal would not lead to the merging of one town with another.
 - It would not jeopardise the safeguarding of the countryside in that the site is physically contained within the landscape
 - The site is not considered to contribute to the setting or special character of a historic town. Whilst Park Bridge is a location of industrial heritage and is therefore of cultural value, it is not designated as a Conservation Area.
 - The site positively contributes to the redevelopment of brownfield land and therefore assists urban regeneration.
- 9.13 As such it is considered that the proposals would not be harmful to the openness of the Green Belt and would not be contrary to the purposes of including land within the Green Belt and are thus compliant with paragraph 80 and 89 of the NPPF. As such the development proposals are considered to be appropriate development in the Green Belt.

- 9.14 Paragraph 88 of the NPPF requires Local Planning Authorities to give substantial weight to any harm to the Green Belt arising from a development proposal, including in situations where a scheme is considered to be appropriate development. The following paragraph considers the potential 'other' harm arising from the proposals
- 9.15 In terms of 'other harm' the development would involve some short term noise and disruption during construction. Some impact upon outlook and privacy within the development site may also be anticipated due to the close proximity of the neighbouring property on the southern boundary. Any adverse harm could however be avoided through the orientation and siting of the proposed dwellings (blank gable elevations could face that neighbouring property at the density proposed and the access arrangements used to create oblique relationships, as indicated on the indicative proposed plans). Parts of the site are considered to be at a higher risk of flooding and there are heritage and sustainability matters to consider due to the isolated nature of the site, in addition to the loss of the employment site. Each of the material considerations are discussed in the remainder of this report. In summary, it is considered that each of these impacts can be adequately mitigated through the use of conditions or financial contributions, following amendments to the scheme.
- 9.16 Following the above assessment, it is considered that the harm to the openness of the Green Belt together with 'any other harm' would be limited to an extent that the development can be considered appropriate development in the Green Belt.

10. THE SUSTAINABILITY OF THE PROPOSED DEVELOPMENT:

Loss of employment land:

- 10.1 The application site is not allocated as an established Employment Area in the UDP. However, the established use of the site is for the purposes of storage and distribution (B8) and therefore conversion of the site to part residential on the scale proposed would result in the loss of a large part of an employment site. The proposals must therefore be considered against the criteria of policy E3.
- 10.2 The policy states that the conversion of such sites to residential or mixed use development will not be permitted unless it is considered that the need for housing and the regeneration benefits of such development outweigh the need to retain the site for employment purposes. The policy states that, in making this assessment, the following factors should be considered:
- (a) The quality 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
- 10.3 The employment land quality review carried out as part of the evidence base behind the Employment Land SPD identifies the site as being of poor quality where, if employment use has become unsuitable or unviable, redevelopment for other uses can be considered in order to realise their potential regeneration benefits. The current operator of the site is under-utilising the space, providing some evidence that the site has become economically unsustainable for the established B8 use.
- 10.4 On the basis of this evidence and the relatively isolated nature of the site, the prospects for the re-use of the entire site for employment purposes are considered to be low. Allocated employment land and Development Opportunity Areas exist within Ashton, which would

offer more sustainable locations for new employment development, close to public transport, other employment uses and a range of services and facilities. The access of the site would prove restrictive for the type of vehicles which would regularly be making journeys to and from the site should an alternative industrial use be found. In addition, the close proximity of adjacent residential properties, including one immediately adjacent to the southern edge of the site, suggest that a continuation of an intensive employment use on the site this is no longer suitable in this location.

- 10.5 The amended scheme would however retain an element of employment, with 10 live/work units and a retail unit now proposed, meeting the requirements of criterion (d) of policy E3. The live/work units are indicatively shown close to the entrance to the development, which would minimise the impact of the activity associated with the employment uses on the residential amenity of future occupiers of the development, as well as the neighbouring dwelling abutting the southern boundary of the site.
- 10.6 Clauses can be added within the Section 106 Agreement to require a minimum of 50% of these units to be devoted to employment space and to ensure that the residential element of those units is occupied only by those who work in the employment space within the same unit. A condition restricting the types of employment to within use class B1(c) (office) is recommended to ensure that the type of employment within these units preserve the amenity of neighbouring residents.

Assessment against definition of sustainable development:

- 10.7 Paragraph 7 of the NPPF states that there are 3 dimensions to sustainable development, those being: economic, social and environmental. It is acknowledged that the site is in an isolated location and that the site is not within reasonable walking distance of public transport, services or facilities (all at least 1 kilometre from the site along roads without continuous footpath provision). However, as stated above, the amended scheme now includes an element of employment through the incorporation of live/work units and a retail unit in the scheme. These elements enhance the economic credentials of the development over and above a purely residential scheme. The inclusion of live/work units also reduces the environmental harm arising from the original submission as fewer trips would be generated at peak times by people making journeys to sources of employment.
- 10.8 This scheme must also be considered within the context of the planning history on the site. Planning permission was granted for 26 dwellings on the site in 2013. That proposal was considered to be acceptable when assessed against the relevant national and local planning policies, none of which have materially changed in the intervening period between that time and the submission of this proposal. Whilst that is not an extant permission, the lack of change in terms of the policy context since that application was approved is relevant to the determination of this application.
- 10.9 This scheme proposes 27 dwellings and 10 live/works units over a site area of 1.23 hectares, result in a density of 30 dwellings per hectare (dph). This density is 8 dph more than the previously approved scheme. Given the relatively modest uplift across the site, it is considered that the inclusion of some employment space within the additional units would result in economic benefits which would outweigh the additional environmental harm arising from the revised scheme.
- 10.10 At 30 dph, the scheme would be at the lower end of the density encouraged by H7 as appropriate for residential development. This is considered to be an appropriate density, given the mixed use nature of the proposal and the need to boost the supply of housing in the Borough. The site constitutes brownfield land and the scale of the development acknowledges the isolated nature of the site, which would not be a sustainable location for a high density residential development.

11. CHARACTER OF THE SITE AND SURROUNDING AREA

- 11.1 The only matters to be approved at this outline stage are the principle of development and the means of access to serve the development. However, the Local Planning Authority needs to be satisfied that the number of units can be delivered on the site in a way that would preserve the character of the site and the surrounding area. A number of objectors have raised concerns regarding the impact of the development on the historical significance of the site, the setting of heritage assets and the rural character of the area.
- 11.2 The impact of the proposed development must be considered within the context of the existing situation. The established use of the site is commercial and a large proportion of the land is occupied by buildings with modern profile sheet roofs and elevations. The roofs of the buildings are the most prominent elements of the structures in public views of the site. The scale and design of these roofs are considered to detract from the significance of the buildings as traditional industrial structures. Subject to a restriction on the height of the proposed development as referred to previously in this report, it is considered that the proposed development would not result in a detrimental impact on the character of the landscape, subject to an appropriate design and layout being advanced at the reserved matters stage.
- 11.3 The indicative location of the retail unit within the proposed scheme suggests that the existing stone building in that part of the site would be re-used and reference is made to the potential of doing so in the supporting information submitted with the planning application. A condition requiring the retention of this structure as part of a reserved matters scheme is recommended to ensure that this building of merit is retained. The proposals would not have an adverse impact on the setting of any listed buildings.
- 11.4 As is pointed out by one of the objectors, the site is not located within a conservation area. Even if it were, the proposed redevelopment would reduce the mass of the built form on the land in comparison with the existing development, ensuring that there would be no adverse harm to the rural character of the landscape. Whilst concerns have been raised in relation to the adverse impact of additional traffic on the tranquillity of the area through noise pollution, this impact must be considered within the context of the established use of the site. A storage and distribution use could potentially involve much larger vehicles making journeys to and from the site on a more frequent basis, which would have a more severe detrimental impact on the rural character of the site and surroundings.
- 11.5 Following the above assessment, it is considered that the development would not result in an adverse impact on the character of the site or surrounding area, subject to the imposition of height limits and the retention of the existing building of merit in the south eastern corner of the site. The layout, design and appearance of the development will all be examined in detail at the reserved matters stage.

12. RESIDENTIAL AMENITY

- 12.1 At the density proposed, it is considered that the ceiling number of dwellings (27) could be sited in a manner that would maintain the separation distances required by the Residential Design Guide SPD (21 metres where habitable room windows face each other across a common boundary and 14 metres between elevations with habitable room windows and blank elevations) to ensure that the amenity of future occupiers would be preserved.
- 12.2 The siting of the proposed number of units could also allow for suitable separation distances to the live/work units to be incorporated within the development and allow for parking areas associated with these units and the retail unit. Each element of the proposed development could be sited so as to preserve the amenity of neighbouring dwellings. Given the scale of the revised proposal, it is considered that the proposed development would

result in an improvement in the living conditions of neighbouring residents, given the fall back position of the established use of the site.

13. HIGHWAY SAFETY

- 13.1 On the basis of TRICS modelling, a scheme of 47 dwellings would result in approximately 38 trips to and from the site during the AM peak period and 43 during the PM peak period. Whilst the number of dwellings has reduced by 20 in this revised scheme, there would be traffic movements associated with the live/work units and the retail unit, although these are likely to be spread more throughout the day as opposed to being concentrated during the morning and evening peak periods.
- 13.2 Again, it is important to consider the impact of the fall-back position in relation to the industrial use of the site. The Local Highway Authority considers that a storage and distribution use of a scale that could operate on the site would generate approximately 200 vehicle movements a day. Whilst this is approximately 100 trips less than the anticipated trip generation associated with the original submission, the revised scheme would result in less movements. In addition, if the use of the employment space within the live/work units is limited to a use falling within B1 (c), the amount of heavy goods vehicles that would be accessing the site on a regular basis would be far less in the proposed development than the existing situation.
- 13.3 This evidence points to a situation in which congestion would not significantly increase and the vehicles entering and egressing the site on a regular basis would have less of an impact in terms of traffic flow and obstruction of the highway than heavy goods vehicles.
- 13.4 Whilst the indicative plans do not show two car parking spaces per dwelling, given the low density of the development, it is considered that this level of provision could be achieved. A number of the units annotated as 3 bed dwellings on the indicative site plan are shown to be as large as the 4 bed units and this is considered to be an area where more space could be created at the reserved matter stage. In the event that integrated garages are required to ensure that 2 parking spaces are provided for each dwelling, this is a matter that can be addressed under the appearance of the development, to be determined at the reserved matters stage.
- 13.5 On the basis of the evidence submitted with the planning application, the Local Highway Authority has raised no objections to the scheme, subject to the imposition of a number of conditions. It is also considered necessary to secure financial contributions towards the improvement of cycleways and footpaths in the surrounding area, alongside a requirement that the applicant enters into a legal agreement enforceable under the Highways Act to ensure that the works to facilitate the access to the development are completed to a suitable standard.
- 13.6 Conditions requiring details of the proposed access arrangements and the submission and approval of a construction environment management plan prior to the commencement of development are considered to be reasonable and are attached to the recommendation. A condition requiring the approved parking spaces to be laid out prior to the first occupation of the development can be added to a reserved matters approval as the layout is not being fixed at this outline stage.
- 13.7 Following the above assessment, taking the fall-back position into account, it is considered that the revised proposals would not result in a severe adverse impact upon highway safety. In accordance with the guidance contained within paragraph 32 of the NPPF, planning permission should not therefore be refused on the basis of highway safety.

14. FLOOD RISK/DRAINAGE

- 14.1 According to the Environment Agency's (EA) records, the south western portion of the site is located in Flood Zone 3 and is therefore considered to be at a higher risk of flooding, with the remainder of the site considered to be at lower risk. However, the applicant has submitted a Flood Risk Assessment (FRA) with the application, which indicates the results of hydraulic modelling of the adjacent River and concludes that the site is actually in Flood Zone 1 in terms of fluvial risk. The report identifies that there is a risk of surface water flooding on the site however, due to the fact that the River Medlock runs beneath the ground level of the site in a culvert and the presence of a culverted watercourse upstream from Mill Brow to the north east of the site. The FRA has been amended to overcome an initial objection from the Environment Agency.
- 14.2 The report indicates that surface water attenuation measures will be incorporated into the development at the detailed design (reserved matters) stage. The use of soft landscaping and porous materials in hard landscaping are suggested measures to be incorporated to reduce the risk of an increased rate of surface water run-off from the development. The NPPF requires a developer to demonstrate that existing surface water run-off rates are not increased as a result of a development. Given the fact that the majority of the site is currently covered by hardstanding, it is considered that this will be achievable. However there will be a requirement for an easement along the culvert through the site and measures to be put in place to reflect the higher sensitivity of residential use in terms of flood risk
- 14.3 A detailed surface water drainage strategy for the development can be secured at this outline stage, to include compliance with the principles detailed in the FRA submitted with the application. The strategy will need to include contingency measures to ensure that any potential blockage of the culverted watercourses adjacent to and beneath the site can be adequately mitigated. The LLFRA have identified the potential impact of surface water draining from the watercourse at Mill Brow towards the site. The detailed drainage strategy will need to ensure that sufficient attenuation is provided to ensure that any potential risk from this source can be adequately mitigated.
- 14.4 On the basis of the above assessment, it is considered that a development on the scale proposed can be accommodated on the site without increasing flood risk and the principle of development is therefore considered to be acceptable. This is reflected in the removal of the objection from the EA and the lack of objection from the LLFRA, subject to the imposition of the condition outlined. On the basis that the condition also requires surface and foul water to be drained from the site via separate mechanisms, United Utilities has raised no objections to the proposals.
- 14.5 Whilst the concerns expressed by residents regarding the proposed use of septic tanks to drain foul water from the development are noted, it is considered that a network of such systems could be installed and appropriate measures included to ensure that the treated water is disposed from the site appropriately. Further details of the mechanism to be employed to drain foul water from the site and the capacity of the infrastructure to be installed can be secured by condition.

15. ECOLOGY AND TREES

- 15.1 The applicant has submitted a protected species survey with the planning application. The buildings on site were assessed for bats and birds. No other ecological survey information was supplied, or information on the potential impact of the development on the ecological potential of the River Medlock. However, GMEU consider that the site has low ecological value of the site and affected section of the river the river has significantly modified through the activity associated with culverting the watercourse.

- 15.2 A condition limiting the timing of tree removal can be imposed to limit the potential impact on protected species during the breeding season. The site is separated from Rocher Vale Site of Biological Importance (SBI) by Mill Brow. GMEU consider that no direct impact on this area of high biodiversity value is likely but that increased use of this area for recreation is likely through the increase in population in the locality as a result of the development. GMEU suggest that a contribution be sought through the Section 106 Agreement to mitigate the potential impact on this designated area. As an open space contribution is required (discussed later in this report) and there are a number of Public Rights of Way in this area, it is considered that an element of this contribution could be allocated to a project to mitigate the impact of the increased use of these routes.
- 15.3 The River Medlock is culverted under the site. The EU Water Framework Directive, implemented through River Basin Management plans in the UK, requires environmental objectives be set for all rivers to enable them to achieve good status or potential for heavily modified water bodies by a defined date. One objective is to prevent further deterioration which can include changes to flow pattern, width and depth of channel, sediment availability/transport and ecology and biology.
- 15.4 As the river is culverted at this point, it is considered to have very low ecological potential. The development does not propose any changes to the current physical channel of the river. However it may have negative or positive impacts on sediment, pollutants and flow in to the Medlock as a result of the development both during and post construction, dependent on how surface water is proposed to be discharged from the site. A condition is therefore recommended to ensure that a method statement to protect the River Medlock from accidental spillages, dust and debris during the construction phase of the development is submitted and approved before works commence, to ensure that any potential adverse impact on the river is mitigated. The provision of a biodiversity enhancement scheme, including the provision of landscaped buffers to the boundaries of the site with the Rocher Valley SBI and the River Medlock can also be secured by condition.
- 15.5 In relation to the impact of the development on trees, the Borough Tree Officer has raised no objections to the proposal. It is the case that a tree survey has not been submitted in support of the application. However, due to the low amenity value of the trees and scrub within the site, the Tree Officer considers that a survey is not necessary. A significant area of trees that is the subject of a Tree Preservation Order is located to the north of the site and adequate protection measures will need to be put in place to ensure that any potential impact on these trees during the construction phase of the development is mitigated. A condition to this effect is attached to the recommendation. Details of a landscaping scheme to be incorporated into the development will need to be submitted at the reserved matters stage.

16. ENVIRONMENTAL HEALTH

- 16.1 The EHO has recommended conditions limiting the hours of works during the construction phase of the development and details of the refuse storage and collection arrangements be attached to the decision notice. Given the close proximity of neighbouring residential properties, these conditions are considered to be reasonable and are attached to the recommendation.
- 16.2 The Borough Contaminated Land Officer has not raised any objections to the proposals, subject to securing a detailed investigation into potential sources of contamination on the site by condition. The recommended condition would require any necessary remediation measures to be agreed and implemented prior to the commencement of development. This is considered to be reasonable given the brownfield nature of the site.

16.3 The south eastern and north western corners of the site are designated as higher risk in relation to coal mining legacy, with the vast majority of this site not included in this designation. Planning permission was approved in 2013 for the redevelopment of the site (when the same legacy issues applied.) Given the planning history and that the majority of the site is not designated in this regard, it is considered reasonable to condition the submission an intrusive investigation into coal mining legacy on the site prior to the commencement of development.

17. OTHER MATTERS

17.1 In relation to crime impact, the applicant has included a Crime impact Statement which details the principles to be followed to reduce the risk of crime through the design of the development. The layout of the development is to be fixed at the reserved matters stage, but, at the density proposed, it would be possible to develop a scheme that would result in surveillance of the entrance to the development, minimises the use of rear alleyways and provided appropriately robust treatments to the rear boundaries of properties. It is therefore considered reasonable to impose a condition at this outline stage requiring the developer to achieve Secured by Design accreditation from Greater Manchester Police prior to the commencement of development.

17.2 In relation to the potential impact of the development on features of archaeological importance, GMAAS has indicated that the site once formed part of Park Bridge Ironworks and the historically significant early industrial community that developed in Park Bridge. The Ironworks has been the subject of a desk-based assessment (1997) and publication (Nevell and Roberts 2003 *The Park Bridge Ironworks*) and part of the former site has been consolidated, landscaped and serves as a heritage attraction for which there is a heritage centre. Prior to the demolition of the existing buildings on the site, GMAAS would wish to see a thorough programme of archaeological building assessment and recording undertaken. This should include assessment and, where relevant, recording of the current floor surfaces. There should also be provision for an intra-demolition archaeological watching brief to be maintained to identify and record any currently concealed significant structural or functional evidence. The submission and approval of this information prior to the commencement of development can be secured by condition.

17.3 With regard to the Section 106 Agreement, it is considered reasonable to exclude the live/work units from the calculation of contributions in relation to off-site green space and education/community facilities, as the relevant UDP policies requiring these contributions relate specifically to housing.

17.4 To mitigate the impact of the 27 dwellings proposed, the applicant will be required to make a contribution to the provision of open space within the local area, in accordance with policy H5 of the adopted UDP. The contribution from this development would be £1,049.57 per dwelling (regardless of the mix advanced at the reserved matters stage), based on the Council's Developer Contributions formula, which shall be secured via a Section 106 Agreement. A scheme to upgrade the section of the Public Right of Way (PRoW) on route ASH 139 has been identified by the Borough Greenspace Development Officer as a suitable project to mitigate the impact of this development. The scheme would involve works to protect the PRoW route along the river bank from erosion, the resurfacing a section of footway and the re-boarding the bridge over the River Medway along that same route

17.5 A contribution of up to £16,104.30 (dependent upon the housing mix advanced at the reserved matters stage) is to be secured towards improved links between National Cycle Network route no. 626 and Oldham Road, to complement works already completed under the Local Sustainable Transport Fund. This would help to mitigate the impact of the

additional trips generated by the proposed development by improving the quality of facilities that enable more sustainable forms of transport.

- 17.6 In relation to other infrastructure, where a proposal exceeds 25 dwellings, policy H6 requires financial contributions towards education and other community facilities where current facilities do not have the capacity to meet the additional population of a proposed development. In this case, a sum ranging between £6,661.88 and £32,143.56 (dependent upon the housing mix advanced at the reserved matters stage) would be allocated to a scheme to extend capacity at a school in Ashton. The final details of this project will be reported to Members at the Panel meeting.
- 17.7 These contributions are considered to meet the CIL regulations in that they are necessary to make the development acceptable in planning terms (given the limited amenity space to be provided on site, the additional traffic to be generated and the additional demand for school places), directly related to the development (as the close proximity ensures that residents are likely to use these facilities) and proportionate in that the sum is based on the size of the development.
- 17.8 In relation to structural stability, conditions are attached to the recommendation to ensure that structural surveys of the retaining walls on the boundaries of the site and the ground above the culverted watercourse running through the site are undertaken prior to the commencement of development. The undertaking of these surveys and the implementation of any necessary remediation would ensure that any land stability issues are addressed prior to the construction phase of the development.

18. CONCLUSION

- 18.1 The proposal is considered to be appropriate development in the Green Belt as the scheme constitutes the redevelopment of a brownfield site in a manner that would not have an additional impact on the openness of the Green Belt than the existing development. The considerations that have led officers to this conclusion are explained in detail in the main body of the report.
- 18.2 Following amendments to reduce the number of dwellings within the proposed development to 27, the introduction of an element of employment in the form of the live/work units and a retail unit, the scheme is considered to represent a sustainable form of development.
- 18.3 The site is considered to be inappropriate as a location for a storage and distribution use, or any other industrial use, given the close proximity of neighbouring dwellings (particularly the Old Post Office on the southern boundary) and the constrained nature of the access to the site. The inclusion of live/work units and a retail unit in the revised scheme would retain an element of employment use through this mixed use development, in accordance with one of the criteria of policy E3 of the UDP.
- 18.4 It is acknowledged that the land is situated in an isolated location and that occupants of the development would be reliant on the private car to make trips to and from the site. However, this planning application must be considered within the context of the 2013 planning permission which granted consent for 26 dwellings on the site. Whilst the previous consent has lapsed, there has not been a significant change in local or national planning policy since that time which would materially affect the conclusion reached in relation to that application. This revised application now only proposes one additional dwelling and the associated impacts of that uplift are considered not to be so harmful as to warrant refusal, when considered alongside the need to boost the supply of housing within the Borough.
- 18.5 The inclusion of live/work units over and above the dwellings would result in some additional negative environmental impacts in terms of trip generation. However, as

occupants of these units would work on site, it is considered that fewer trips would be generated by these uses than the dwellings at peak periods as the occupants would not need to travel to access employment. The environmental harm associated with any trips to and from the development must also be assessed within the context of the established use, which would allow heavy goods vehicles to access the site throughout the day. In addition, the environmental harm arising from the car trips generated by the development must be weighed against the economic benefits of providing employment and the fact that the units would contribute towards the housing land supply within Tameside.

- 18.6 In relation to highway safety, whilst the constrained nature of the highway providing access to the site is noted, the fall-back position provided by the established use of the site must be taken into account when assessing the impact of the proposed development. Whilst the level of trip generation would increase, this would not be by a significant margin following the reduction in the number of dwellings by 20, given the likely variation in pattern of movements associated with the live/work units.
- 18.7 As assessed in the main body of the report, the Local Highway Authority has not objected to the proposals, subject to mitigation being secured through a Section 106 Agreement, conditions and the upgrading of the access via powers under the Highways Act. On that basis, the impact of the development upon highway safety is considered not to be severe and as such planning permission should not be refused on that basis.
- 18.8 The concerns raised by objectors to the application regarding the impact of the development on the character and historic significance of the site are noted. However, public views of the site are dominated by the modern profile sheet roofs of the existing buildings, which are not sympathetic to the character of the rural setting of site. These modifications are considered to obscure the understanding of the historic nature of industrial development on the land. The existing stone building in the south eastern part of the site is however considered to be of architectural merit and a condition is proposed to ensure that the conversion of that unit is incorporated into the scheme presented at the reserved matters stage.
- 18.9 It is considered that the site is capable of accommodating the quantum of development proposed in a manner that would preserve the residential amenity of neighbouring properties and the openness of the Green Belt, subject to the imposition of height restrictions by condition. The details of the design, layout, appearance and landscaping of the development are issues to be determined at the reserved matters stage. Following revisions to the scheme, there are no objections from any of the statutory consultees, subject to the imposition of appropriate conditions and mitigation measures to be secured through the Section 106 Agreement.
- 18.10 In weighing up all of the material planning considerations, officers consider that the proposals accord with the relevant national and local planning policies quoted above.

19. RECOMMENDATION

Grant planning permission, subject to the completion of a Section 106 Agreement to secure the following:

Financial contribution towards off-site green space - £1,049.57 per dwelling towards a scheme to upgrade the section of the Public Right of Way (PRoW) on route ASH 139, to protect the PRoW route from erosion, resurfacing a section of footway and re-boarding the bridge over the River Medway along that same route

Financial contribution towards Highway works – up to £16,104.30 (dependent upon the housing mix advanced at the reserved matters stage) towards improved links between

National Cycle Network route no. 626 and Oldham Road, to complement works already completed under the Local Sustainable Transport Fund

Financial contribution towards Education facilities – scheme to extend capacity at a school in Ashton – details to be confirmed and reported to Members at the Panel meeting.
Management arrangements for public space and surface water drainage within the development

Requiring a minimum of 50% of the floorspace of each of the live/work units to be used for employment

Limiting occupation of the residential space within the live/work units to those occupying the employment space within the same unit;

and the following conditions:

1. Application for approval of reserved matters must be made not later than the expiry of three years beginning with the date of this permission and the development must be begun not later than the expiry of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. Before any development is commenced approval shall first be obtained from the Local Planning Authority with respect to the reserved matters, namely the scale, appearance, layout and landscaping of the development.
3. The development hereby approved shall be carried out in accordance with the following approved plans:

1:1250 site location plan
1:1250 site plan (with height limits annotated) (received 07 June 2018)
4. The landscaping scheme to be submitted as part of the reserved matters application shall include details of the number, species and location of trees to be planted, their size on planting and details of the means of protection. The scheme shall include planting of mature specimens in north eastern corner of the site and a management plan for that area.
5. The scheme proposed by the reserved matters application shall include the retention and conversion of the stone building in the south eastern corner of the site (shown on the indicative plan submitted as part of this application as the location of the retail unit) as part of the proposal, unless supporting information is provided to demonstrate that the building is not structurally capable of being converted.
6. No development shall commence until details of the tree protection measures (meeting the requirements of BS5837:2012) to be installed around the trees to be retained within the site and adjacent to the boundaries of the land (including the protected tree adjacent to the northern boundary) during the construction phase of the development have been submitted to and approved in writing by the Local Planning Authority. The protection measures shall be implemented in accordance with the approved details prior to the commencement of development and shall be retained as such for the duration of the construction phase of the development.
7. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the buildings; in the construction of all boundary walls, fences and railings; and, in the finishes to all external hard-surfaces have been submitted to, and

approved in writing by, the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

8. During demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.
9. No development shall commence until such time as a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:

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

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

10. No part of the development hereby approved shall be occupied until details of the means of storage and collection of refuse generated by the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location of the required number of bins to be stored within each plot and any communal bin storage areas and scaled plans of the means of enclosure of all bin stores, including materials and finish. The bin storage arrangements shall be implemented in accordance with the approved details prior to the occupation of any part of the development and shall be retained as such thereafter.
11. The driveways to serve the development hereby approved shall be constructed from a bound material and on a level that prevents displacement of material or surface water on to the highway and shall be retained as such thereafter.
12. No development shall commence until a Crime Impact Statement to been submitted to and approved in writing by the Local Planning Authority. The statement shall indicate how the design of the development meets the requirements of the document Secured by Design Homes 2016 or guidance which supersedes that document. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
13. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The strategy shall demonstrate that foul water and surface water shall be drained from the site via separate mechanisms and shall detail existing and proposed surface water run off rates. The strategy shall include measures to control the flow of surface water from the development into the culverted watercourse below the site and attenuation measures to accommodate run off from the watercourses adjacent to the site, including the watercourse at Mill Brow. The strategy shall also include details of on-going management and maintenance arrangements (in accordance with the information required under the relevant clause of the Section 106 Agreement). The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

14. Prior to the commencement of development, details of the means of draining foul water from the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. In the event that the proposal does not include connection to the mains sewerage network, technical specifications of the infrastructure to be installed (including details of the capacity) shall be submitted. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
15. No development, other than site clearance and site compound set up, shall commence until such time as the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
- i) A preliminary risk assessment to determine the potential for the site to be contaminated and/or affected by coal mining legacy issues shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
 - ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment (including controlled waters) shall be approved by the Local Planning Authority prior to implementation.
 - iii) Any additional or unforeseen contamination and/or coal mining legacy issues 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.

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

The WSI shall cover the following:

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

5. Dissemination of the results of the archaeological investigations commensurate with their significance.
6. Provision for archive deposition of the report and records of the site investigation.
7. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.
17. The business floorspace of the live/work unit shall be finished ready for occupation before the residential floorspace is occupied and the residential use shall not precede commencement of the business use;
18. The business floorspace of the live/work units shall not be used for any purpose other than for purposes within Class B1 (c) (office use) in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
19. Notwithstanding the details shown on the approved plans, no development shall commence until scaled plans detailing the existing and proposed ground levels on the site (with reference to a fixed datum point) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
20. No development above ground level shall commence until details of Biodiversity enhancement measures to be installed as part of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the installations and scaled plans showing their location within the development. The approved enhancement measures shall be installed in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
21. No development shall commence until an Environmental Construction Method Statement detailing how pollution of the River Medlock (culverted through the site but above ground to the north west to south east of the site) and any of the watercourses adjacent to the site is to be avoided during the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
22. No development shall commence until a structural survey assessing the condition of all of the existing retaining walls within the site on the date of this notice and the ground above the culverted River Medlock running through the site has been submitted to and approved in writing by the Local Planning Authority. The survey shall detail any measures considered to be necessary to enhance the structural stability of the retaining walls. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
23. No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless otherwise agreed in writing with the Local Planning Authority.
24. None of the dwellings hereby approved shall be occupied until details of the provision of secured storage for bicycles within each of the plots (minus those plots with garages) of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided for each dwelling in accordance

with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.

25. No development shall commence until scaled plans detailing the construction of the access, including vehicular swept paths and visibility splays to be maintained free from obstruction on both sides of the access to serve the development hereby approved and details of the construction materials of the access road have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
26. The buildings to be erected in the area hatched in green on the approved 1:1250 site plan (with height limits annotated) (received 07 June 2018) shall not exceed 9.5 metres in height to the ridge above the existing ground level as identified on the approved topographical survey (drawing no. TS12-223SC\1) submitted with the application. The buildings to be erected in the area hatched in blue on that plan, in the western part of the site, shall not exceed 7.5 metres in height to the ridge above the existing ground level as identified on the aforementioned topographical survey.
27. Prior to the first occupation of any part 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 occupation of any of the dwellings and shall be retained as such thereafter.
28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the retail unit to be erected as part of the development hereby approved shall be occupied by a use falling within use class A1 (as defined by Town and Country Planning (Use Classes) Order 1987 (as amended)) and for no other use.
29. The employment floorspace of each of the live/work units to be incorporated within the development hereby approved shall not operate or be open to members of the public and no deliveries shall be made to or taken from any of the units outside of the hours of between 0800 and 1800 hours Monday to Saturday and between 1000 and 1600 Sunday and Bank or Public Holidays.
30. The retail unit to be incorporated within the development hereby approved shall not operate or be open to members of the public and no deliveries shall be made to or taken from any of the units outside of the hours of between 0800 and 1800 hours Monday to Saturday and between 1000 and 1600 Sunday and Bank or Public Holidays.
31. The reserved matters application shall include a maximum number of 27 dwellings (use class C3), 10 live/work units and 1 retail unit.

Reasons for conditions

1. Required to be imposed by Section 92 (as amended) of the Town and Country Planning Act 1990.
2. This approval grants outline planning permission only.
3. For the avoidance of doubt.

4. To ensure appropriate landscaping of the site, to preserve the character of the surrounding area.
5. To ensure that the non-designated heritage asset is incorporated into the redevelopment of the site.
6. To ensure adequate protection of the trees to be retained on the site as part of the development.
7. To ensure that the construction materials, boundary treatments and hard landscaping to be installed preserve the character of the surrounding area.
8. In order to protect the amenities of nearby residents in accordance with Unitary Development Plan policies 1.12 and H10.
9. To ensure that the impact of the construction phase of the development would be contained within the site and would not have a detrimental impact on highway safety or the residential amenity of neighbouring properties.
10. To provide adequate secure bin storage to serve the development and to safeguard the general amenity of the area in accordance with UDP policy 1.12/1.13/H10.
11. To ensure that the development does not result in an adverse impact upon highway safety.
12. To ensure that the design and layout of the development minimise the risk of crime.
13. To ensure that the development is served by an adequate sustainable surface water drainage system and to minimise the risk of flooding.
14. To ensure that adequate provision is made for the drainage of foul water from the development.
15. To ensure that the site is suitable for its intended end use and to remove any unacceptable risk to people/buildings/environment from contaminated land as per paragraph 121 of the National Planning Policy Framework.
16. To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible, in accordance with NPPF Section 12, Paragraph 141.
17. To ensure that the employment use of the building is safeguarded and not lost through the sub-division of the building and that the live-work units are occupied for the purposes of live work only and shall not be used as a single residential use or any other use(s) unless planning permission has been obtained to that effect.
18. To ensure that the employment use of the building is safeguarded and not lost through the sub-division of the building and that the live-work units are occupied for the purposes of live work only and shall not be used as a single residential use or any other use(s) unless planning permission has been obtained to that effect.

19. To ensure that the development would not result in an adverse impact on the openness of the Green Belt or the character of the surrounding landscape.
20. To ensure biodiversity enhancements are secured to mitigate the environmental impacts of the scheme.
21. To ensure that the proposed development does not result in harm to the biodiversity value of the adjacent River/watercourses.
22. To ensure that the development does not result in an adverse impact on the structural stability of any of the retaining walls within the site.
23. In order to prevent any habitat disturbance to nesting birds in accordance with the National Planning Policy Framework.
24. To ensure cycle storage is provided to enhance the environmental sustainability of the development.
25. To ensure that the development does not result in an adverse impact on highway safety.
26. To ensure that the development would not result in an adverse impact on the openness of the Green Belt or the character of the surrounding landscape.
27. To ensure that adequate lighting is provided to public areas and that any lighting scheme would not have an adverse impact on the character of the surrounding area.
28. To ensure that the retail unit hereby approved is retained in a use which enhances the social sustainability of the development, having regard to the relatively isolated nature of the site.
29. In order to protect the amenities of nearby residents in accordance with Unitary Development Plan policies 1.12 and H10.
30. In order to protect the amenities of nearby residents in accordance with Unitary Development Plan policies 1.12 and H10.
31. To ensure that the reserved matters application reflects the basis on which the outline planning application has been made and determined.

Informatives:

National Grid Infrastructure within close proximity of the site

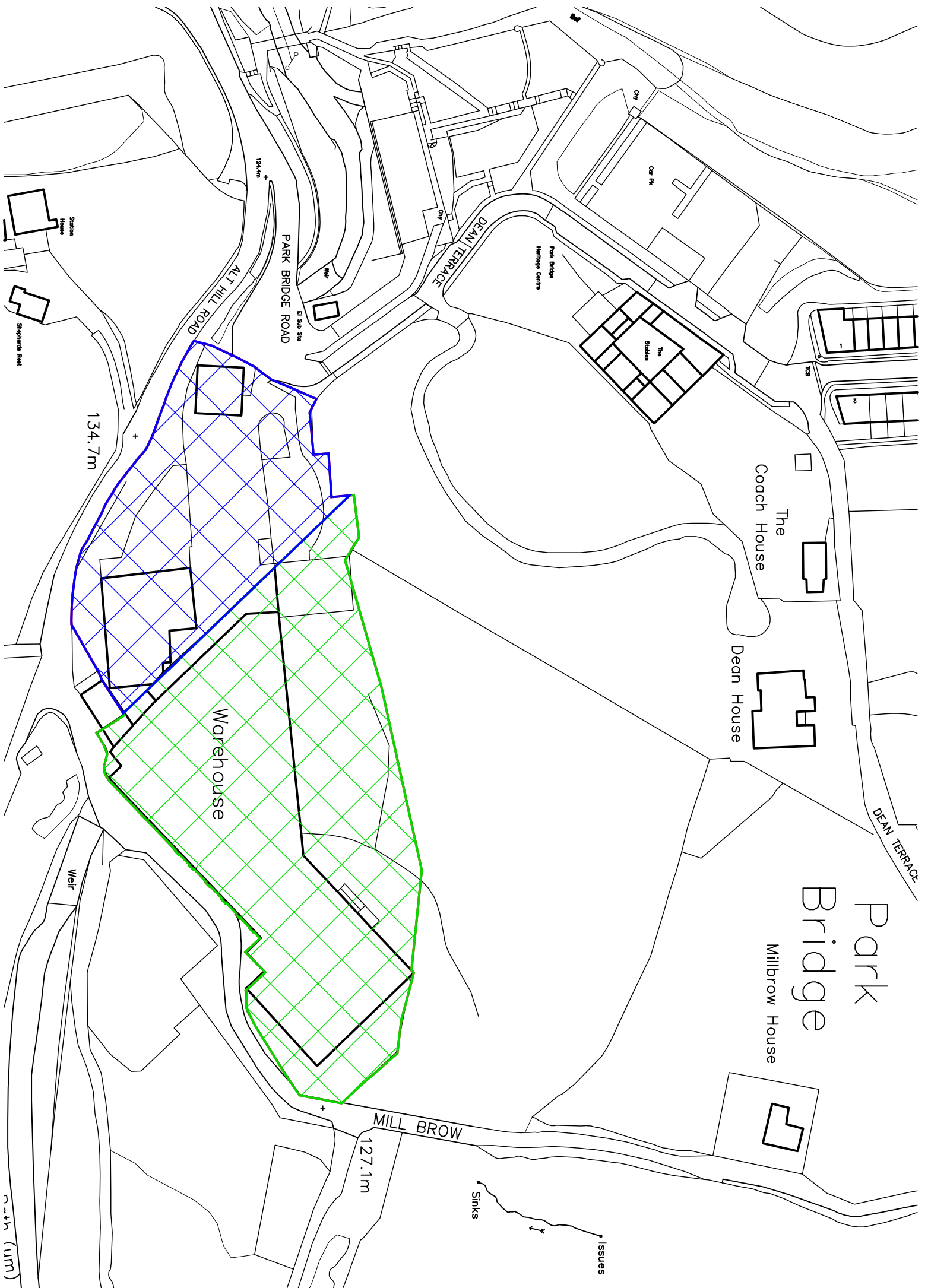
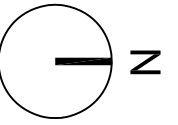
Planning permission is subject to a Section 106 Agreement

Requirements under the Highways Act regarding bringing the access to the site up to adoptable standard

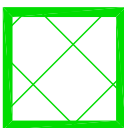
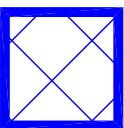
Outlining the applicant's responsibilities in relation to protected species

Easement in relation to culverted watercourse.

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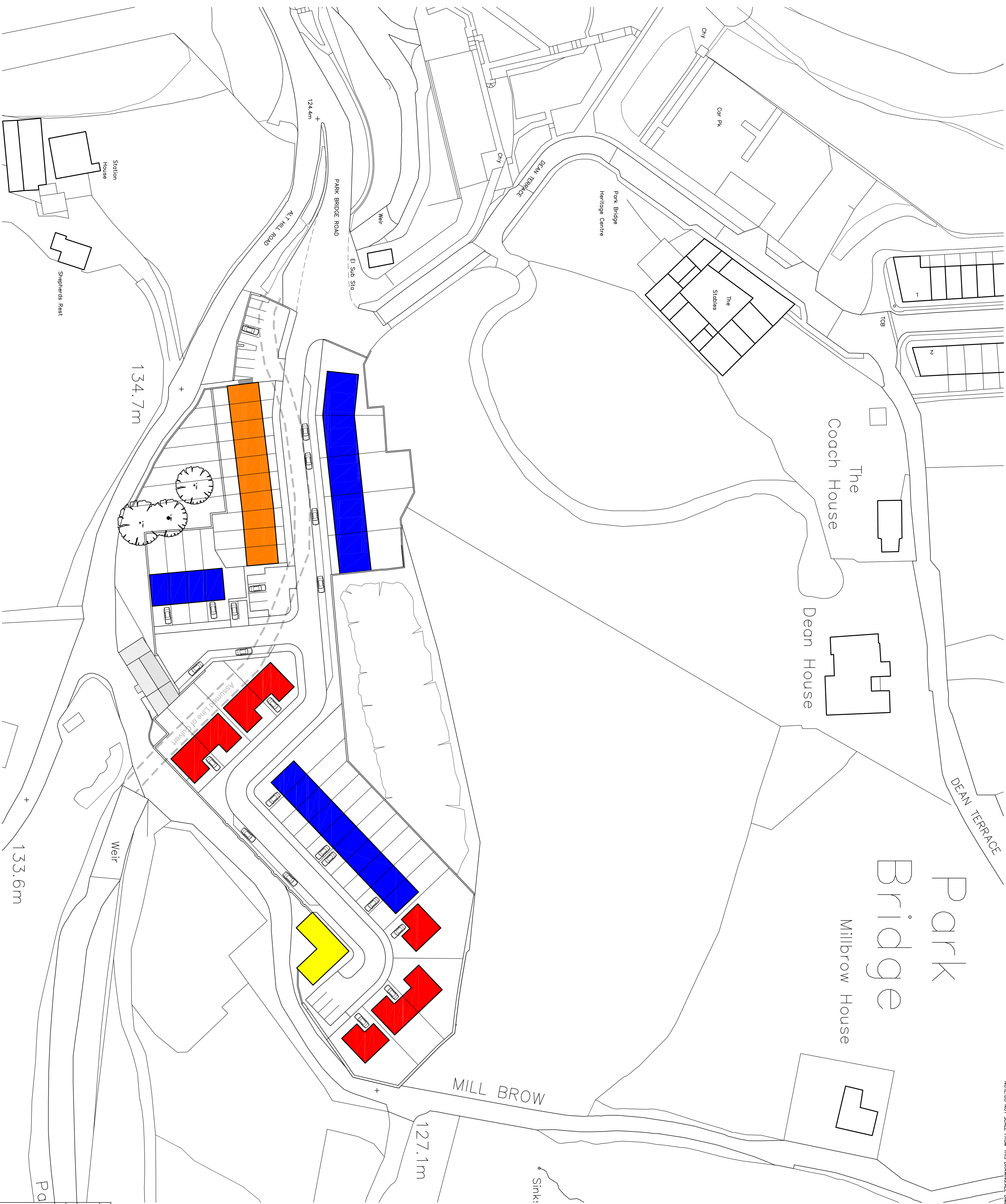


LEGEND

-  Development ridge
height restricted to 9.5m
above ground level
-  Development ridge
height restricted to 7.5m
above ground level

Site Plan - 1:1250@A3
Park bridge, Ashton-Under-Lyne, OL6 8AN

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LEGEND

■	3 Bed
■	4 Bed
■	LiveWork Unit
■	Retail Unit

PRELIMINARY PROPOSED SITE PLAN - 1:500

CLIENT		PROJECT		DRAWING	
Eidencross	Residential Development	Park Bridge	Proposed Preliminary Site Plan		
PROJECT NO	RG_162	REV	ASHTON-UNDER-LYME	CHECKED	DATE
DRAWING NO	SK01	B	DRWN	19.11.15	SCALE@A1
					1:500

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Application Number: 16/00177/OUT Eldencross Park Bridge

Photo 1 – view looking into site from entrance



Photo 2 – view looking into site from Alt Hill Lane (south western corner)



Photo 3 – view of buildings running along the south eastern boundary of the site (with Mill Brow)



Photo 4 – view looking westwards from the eastern boundary of the site



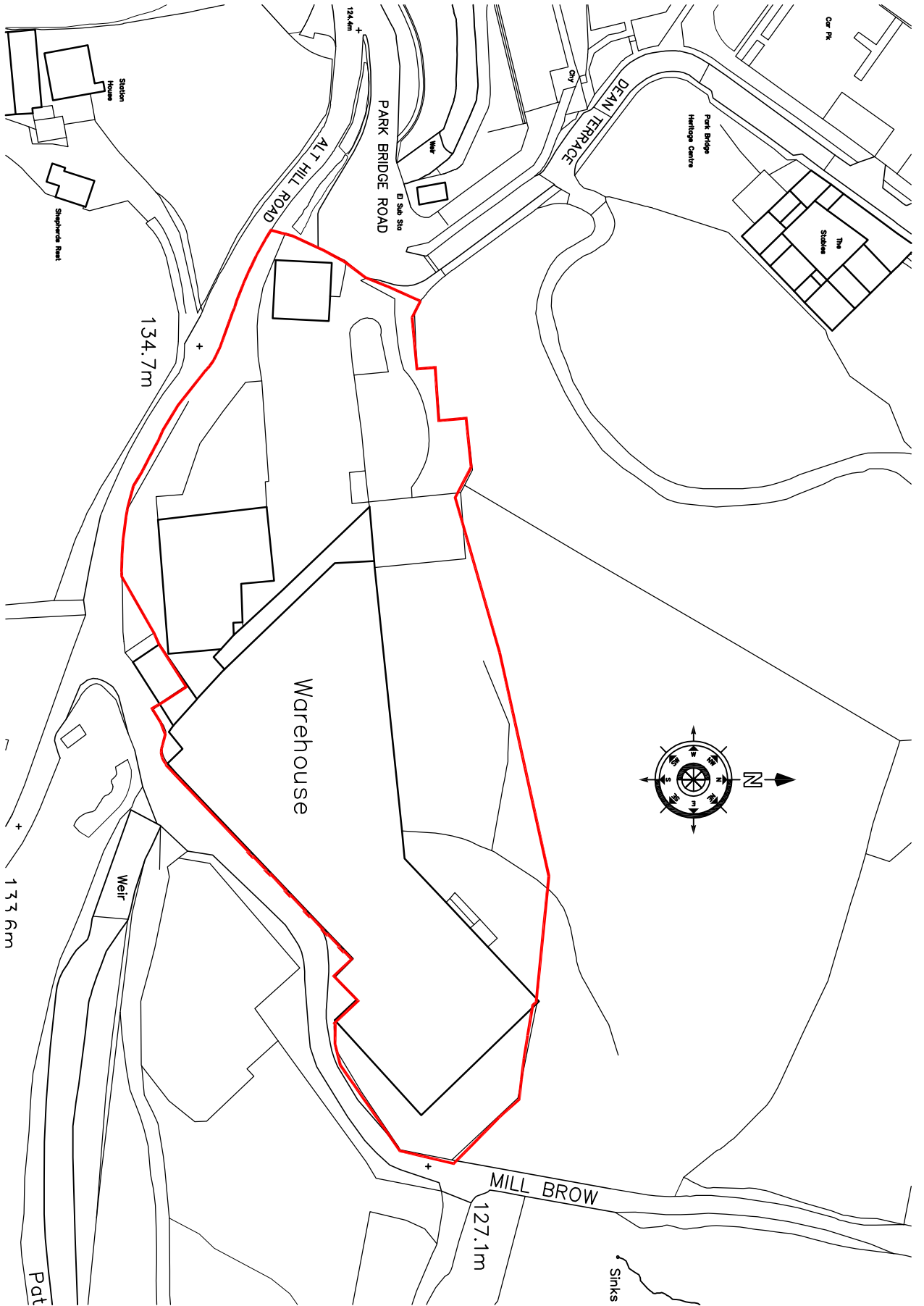
Photo 5 – existing dwelling on the southern boundary of the site



Photo 6 – view towards the southern edge of the site, with the bridge over the River Medway on Mill Brow in the foreground.



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LOCATION PLAN - 1:1250@A4
 Park bridge, Ashton-Under-Lyne, OL6 8AN

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Application Number 16/00767/OUT

Proposal	Outline planning permission (for the means of access, layout, scale and appearance of the development) for the erection of 29 x 1 bedroom apartments (use class C3). The occupants of the development would be those over the age of 55 with care needs, along with their partner, spouse and dependents.
Site	Land occupied by 1 and 2 Ralphs Lane, Dukinfield
Applicant	Mr J Meredith, The Lakes Care Centre, Lakes Road, Dukinfield
Recommendation	Approve, subject to conditions and the prior completion of a Section 106 Agreement
Reason for report	A Speakers Panel decision is required because the application is a major and a Section 106 Agreement is required.

REPORT

1. APPLICATION DESCRIPTION

- 1.1 The applicant seeks outline planning permission for the erection of 29 x 1 bedroom apartments (use class C3). The only matter reserved is that of the landscaping of the development. The occupants of the development would be those over the age of 55 with care needs, along with their partner, spouse and dependents. Communal accommodation would be limited a small area of the ground floor of the building, adjacent to staff facilities.
- 1.2 The scheme has been amended from the 32 units original proposed (which included a mix of 1 and 2 bed apartments) to reduce the size of the building following concerns regarding the impact on the residential amenity of neighbouring properties.
- 1.3 The applicant has submitted the following documents in support of the application:
 - Arboricultural Report
 - Bat Scoping Survey
 - Design and Access Statement
 - Transport Statement
 - Sustainability Statement
 - Crime Impact Statement
 - Initial ground investigation

2. SITE AND SURROUNDINGS

- 2.1 The main entrance to the 0.34 hectare site, along Ralphs Lane, is via a tree-lined avenue. Further along this avenue is the existing care home, The Lakes. At the end of Ralphs Lane, to the east, are six properties, arranged in a cul-de-sac. The site currently contains 2 no two-storey family houses and gardens, with land to the north west the curtilage of no.1 Ralphs Lane also included within the application site. The 2 dwellings will be demolished to create the overall development site. The remainder of the development site is heavily wooded, backing onto adjacent residential gardens.

3. PLANNING HISTORY

3.1 There is no relevant planning history on the site.

4. RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) Allocation

Not allocated, within the settlement of Dukinfield

4.2 Part 1 Policies

Policy 1.5: Following the Principles of Sustainable Development

Policy 1.4: Providing More Choice and Quality Homes.

Policy 1.10: Protecting and Enhancing the Natural Environment.

Policy 1.12: Ensuring an Accessible, Safe and Healthy Environment.

4.3 Part 2 Policies

C1: Townscape and Urban Form

H1: Housing Land Provision.

H2: Unallocated Sites (for housing)

H4: Type, size and affordability of dwellings

H5: Open Space Provision

H6: Education and Community Facilities

H7: Mixed Use and Density.

H10: Detailed Design of Housing Developments

MW11: Contaminated Land

MW12: Control of Pollution

MW14 Air Quality

N3: Nature Conservation Factors

N4 Trees and Woodland

N5: Trees Within Development Sites

N7: Protected Species

OL4: Protected Green Space

OL10: Landscape Quality and Character

T1: Highway Improvement and Traffic Management.

T10: Parking

T11: Travel Plans.

U3: Water Services for Developments

U4: Flood Prevention.

U5: Energy Efficiency

4.4 Other Policies

Greater Manchester Spatial Framework - Publication Draft October 2016

Residential Design Supplementary Planning Document

Trees and Landscaping on Development Sites SPD adopted in March 2007

4.5 National Planning Policy Framework (NPPF)

Section 1 Delivering sustainable development

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

Section 8 Promoting healthy communities

4.6 Planning Practice Guidance (PPG)

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning

Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

5. PUBLICITY CARRIED OUT

- 5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

6. RESPONSES FROM CONSULTEES

- 6.1 Borough Tree Officer – no objection subject to replacement planting being secured by condition and protection of the trees to be retained.
- 6.2 Borough Environmental Health Officer (EHO) – no objections subject to conditions limiting the hours of work during the construction phase of the development, and requiring the submission and approval of bin storage details.
- 6.3 Greater Manchester Ecology Unit (GMEU) – no objections to the proposals subject to limitation on the removal of trees, protection of trees to be retained, biodiversity enhancements being secured by conditions.
- 6.4 National Grid – No objections. Apparatus owned by National Grid is located within the vicinity of the application site. An informative advising the applicant of their obligations as land owner can be attached to the decision notice should planning permission be granted.
- 6.5 United Utilities – no objections subject to the imposition of conditions requiring foul and surface water to be drained from the development via different systems and requiring the submission and approval of a sustainable surface water drainage strategy, including details of on-going management and maintenance.
- 6.6 Local Highway Authority – no objection to the proposals subject to the imposition of conditions requiring the parking provision to be laid out prior to the first occupation of the development, the approval of a Construction Environment Management Plan and the completion of a survey of the condition of the highway.
- 6.7 Borough Housing Growth Officer - Over the period 2014 to 2035, there is expected to be a 157% increase in the requirement for older persons' specialist provision. However, when the current (2014) supply of accommodation is compared with change in demand to 2035, data would suggest a need to increase the current level of provision for older people, particularly the provision of sheltered housing and Extra Care 24/7 support. The data also suggests there is no supply in Tameside of enhanced sheltered housing but a demand for 584 additional units.
- 6.8 Greater Manchester Police – no objections to the proposals on the basis that the development is carried out in accordance with the recommendations listed within Section 3.3 of the Crime Impact Statement submitted with the planning application.
- 6.9 Coal Authority – comments on the ground investigation report submitted as part of the application will be reported verbally at the Panel meeting.
- 6.10 Borough Contaminated Land Officer: Given the established use of the site is as residential, it is considered that the risk in relation to ground contamination is low and that the completion of intrusive investigation work in this regard prior to the commencement of development would not be necessary. A screening exercise should be undertaken and this can be secured by condition.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 29 letters of objection to the proposals have been received, raising the following concerns (summarised):
- The proposed 3 storey building would be taller than any of the existing buildings in the surrounding area and would be of a scale that would be detrimental to the character of the area.
 - Given the nature of the use, the whole building would be lit 24 hours a day and there will be additional external lighting to the parking and access areas. The illumination resulting from the development would be detrimental to the residential amenity of neighbouring properties.
 - Access to the site is via a single private road. This road will not be able to cope with the amounts of extra vehicles entering and leaving Ralphs Lane both during the demolition and construction phases and the traffic generated by the use once occupied.
 - Ambulances are called to the existing care home (opposite the site, also accessed from Ralphs Lane) on an almost daily basis, along with fire engines occasionally and regular deliveries are made to the site. All of these would intensify the use of the site and result in a highway safety hazard on Ralphs Lane.
 - The Socioeconomic Assessment section of the Design and Access Statement submitted with the planning application indicates that the proposed extra care accommodation would require staff for care, maintenance and activities that would result in local employment opportunities. The extent of job creation would appear to be overstated given that the proposal is not for a care home, simply sheltered accommodation.
 - The proposal would result in significant traffic increases at the junction between Lakes Road and Boyds Walk and this would result in a highway safety hazard.
 - Trees should not be removed from the site as these provide amenity and ecological value and their loss would reduce the level of privacy afforded to the residential amenity of neighbouring properties.
 - The claim that the design of the development has evolved through discussions with the local residents is disputed.
 - The noise and disturbance resulting from the construction phase of the development would have an adverse impact on the residential amenity of neighbouring properties.
 - The level of car parking proposed to serve the development is considered to be inadequate and would result in increased congestion on the adjacent roads. A minimum of 31 spaces should be provided for a development of 31 apartments.
 - Whilst there may be a need for sheltered accommodation for older people within the Borough, this is the wrong location for a facility on the scale proposed.
 - The scale and proportions of the proposed development are considered to be out of keeping with the character of this residential area.
 - Ralphs Lane is a private road and the occupants of the dwellings have to pay for its upkeep and would be unwilling to compensate for the damage caused by heavy vehicles accessing the site during the construction process.
 - The scheme would threaten the condition of trees on the site that are the subject of Tree Preservation Orders.
 - Ralphs Lane is not a through road, visitors to the existing care home opposite the site have caused congestion believing that it is a through route and this situation will be exacerbated by the proposed development.
 - The proposed development and associated impacts would result in a detrimental impact on house prices in the locality.
 - There is a lack of clarity over who would be occupying the apartments, if it people over 55 then not all will require care and it is not clear as to whether the properties would be owner occupied or rented.
 - The site location plan defining the extent of land within the ownership of the applicant is considered to be inaccurate.

- The traffic surveys submitted make reference to Lakes Road but does not fully consider the impact of traffic on Ralphs Lane. The data also indicates a speeding issue on these roads, with 25% of cars recorded exceeding the 30 mph legal speed limit.
- There is no mention of recent crime in the area, including houses being burgled and cars being broken in to.
- When planning permission was granted for the dwellings at no.1 and 2 Ralphs Lane, it was on the proviso that no further development would occur on the site.
- There is very little green space left in Dukinfield and development of this site would result in a further loss and erosion of character.
- There is an abundance of wildlife on the site and in the surrounding area and further development of this site would have a detrimental impact upon biodiversity.
- No management arrangements are included in terms of how the site will operate.
- There does not appear to be adequate provision for people with disabilities who may be occupying the development.
- A number of residents on Boyds Walk have not received notification of the planning application.
- Boyds Walk is a major route connecting the area to the M60 and Manchester. Since the care home that currently operates at the application site was opened, the level of traffic resulting from that use has resulted in a safety hazard, a factor that will be made worse by the proposed development.
- Traffic calming measures would need to be installed to mitigate the impact of the proposed use to ensure pedestrian safety.
- Visibility at the junction between Lakes Road and Boyds Walk is limited by parking immediately adjacent to the junction – a situation that will be made worse by the traffic generated by this scheme.
- The 3 storey height of the building would result in overlooking into and an overbearing impact on the residential amenity of neighbouring properties.
- The site is located on Lakes Road and not Ralphs Lane. The speed of the traffic passing through the 4.2M entrance between the junction of Ralphs Lane and Lakes Road is horrendous. The site entrance is not marked except for the sign advertising the home itself, there are currently no stop signs, no give way sign, recommended speed limits, speed inhibitors or road markings.
- At the consultation meeting the outline plans were discussed and it was stated the new property would not extend the boundaries of the existing 2 properties to be demolished. No's 1 & 2 Ralphs Lane. It is obvious from the plans that the proposals far exceed these boundaries.
- The scheme does not include a pedestrian walkway or pavement along a narrow entrance/exit to the site – this will present a further highway safety hazard.
- The removal of trees from the site will increase the rate of surface water run off from the site and as a result, the risk of flooding in the wider area.
- The amended scheme has not adequately addressed any of the above mentioned negative consequences of the proposed development.

8. ANALYSIS

8.1 The issue to be assessed in the determination of this planning application are:

- 1) The principle of development
- 2) The impact on the residential amenity of neighbouring properties
- 3) The impact on the character of the site and surrounding area
- 4) The impact on highway safety
- 5) The impact on trees
- 5) The impact on the ecological significance of the site
- 6) The impact on flood risk and environmental health
- 7) Other matters

9. PRINCIPLE OF DEVELOPMENT

9.1 This section of the report is split in 2 parts. The first section deals with the partial loss of open space through the encroachment of the proposed development into the open land to the north west of the curtilage of no.1 Ralphs Lane. The second section deals with the principle of the use proposed by the application.

Principle of the loss of open space:

9.2 Section 38 of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Consideration will also be necessary to determine the appropriate weight to be afforded to the development plan following the publication of the National Planning Policy Framework. Paragraphs 208 - 219 of the NPPF set out how its policies should be implemented and the weight which should be attributed to the UDP policies. Paragraph 215 confirms that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. At the heart of the NPPF is the presumption in favour of sustainable development and Section 6 of the NPPF requires Local Planning Authorities to support the delivery of a wide choice of quality homes in sustainable locations.

9.3 Policy OL4 of the UDP seeks to retain areas of protected green space, including not only designated spaces (this site is not designated in this regard) but also 'areas of land in similar use but which are too small to be shown as Protected Green Spaces on the Proposals Map'.

9.4 Criterion (d) of the policy states that an exception to the policy requirement to retain green space can be made where the retention of a site or facilities for sport or recreational use is not necessary and the site has no special significance to the interests of sport and recreation. Tameside has recently produced a Playing Pitch Strategy and Action Plan report which does not identify the application site as being necessary to deliver the Council's aspirations to develop leisure space in the long term (next 6 years+).

9.5 There are a number of protected areas of open space within 10 minutes walking distance of the proposed development sites, which is the recommended walking distance threshold for Tameside. Dukinfield Park, which includes equipped play space as well as open space, is located to the north and there is a recreation ground on the junction between King Street and Dewsnap Lane to the south of the site.

9.6 Paragraph 77 of the NPPF states that Local Green Space designation will not be appropriate for most green areas or open space and that the designation should only be used where the following criteria apply:

- Where the green space is in reasonably close proximity to the community it serves;
- Where the green space is demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and
- Where the green area is local in character and does not apply to an extensive tract of land.'

9.7 Whilst the land would comply with criterion 1 and 3, it is considered that the land does not hold the value required by criterion 2. The lands itself is not designated as a site of ecological or historic significance (either nationally or locally), with the only designation applying to the protected trees. These trees (located in the north western part of the open land) would be retained and the Borough Tree Officer is satisfied that adequate

replacement planting can be achieved within the development site to mitigate for the trees to be removed.

- 9.8 Following the above assessment, it is considered that the loss of the open space would not result in harm that would significantly and demonstrably outweigh the benefits of the scheme, including the need for this type of accommodation, which is discussed in detail below.

Principle of the proposed development:

- 9.9 For the avoidance of doubt, officers are of the view that the proposed residential units would fall within use class C3 of the Use Classes Order 1987 (as amended) as opposed to a C2 use, which would cover care and nursing homes. This is due to the fact that the proposed use would not involve the employment of full time employees to provide care, as would be the case for a facility falling within C2. Furthermore, the proposed scheme would provide individual self-contained units of accommodation with only one small area of communal space, as opposed to ensuite bedrooms with communal amenity areas forming a large proportion of the accommodation, which would be typical of a C2 use. The element of care would be provided by professional care staff visiting the site when required, as opposed to staff being employed on the site directly.
- 9.10 The 2017 Housing Needs Assessment (HNA), although not formally adopted at the time of writing this report, represents the most up to date evidence relating to housing need in the Borough. The report projects that the proportion of the population of Tameside over the age of 65 will increase by more than 40% between 2015 and 2035. The Household Survey used to provide the evidence base for the HNA indicated that 61% of people wish to stay in their own homes, receiving care when needed, 20% would consider sheltered accommodation and 14% would consider moving to an 'extra care' facility. Of the respondents to the survey aged 65 or over, approximately 11% indicated that they would like to move from their current accommodation in the next 5 years (to 2022), but were not able to, with 25% of those people stating the reason they could not was due to a lack of suitable accommodation. Of the 18% of people over the age of 65 who did want to move to alternative accommodation, almost 30% indicated that they wish to move to accommodation more suitable for older people and/or people wishing to downsize to accommodation more manageable.
- 9.11 The Housing Learning and Improvement Network has produced a 'Strategic Housing for Older People' tool which is a recognised formula for measuring demand for older persons (people aged 75 and over for the purposes of the modelling) accommodation in a particular area. In relation to extra care (which is defined as accommodation where residents have access to a registered carer 24 hours a day, although not necessarily based on site – which would be the case with the proposed use), there were 222 units of this type of accommodation in the Borough in 2014, with an identified need for 405 units in the same year. This demonstrates a clear undersupply at the point in time that the survey was undertaken and the projected need by 2035 for this type of accommodation is in excess of 700 units.
- 9.12 Paragraph 50 of the NPPF states that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should (amongst other things) plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.
- 9.13 It is clear from the evidence in the 2017 draft HNA that demand for the type of accommodation proposed far outstrips current supply and given the guidance in the NPPF quoted above, it is considered that the principle of development is acceptable, subject to all other material considerations being satisfied.

10. RESIDENTIAL AMENITY

- 10.1 The scheme has been amended to improve the relationship between the proposed 3 storey building and the neighbouring residential property to the east. The reduction in the number of apartments from 32 to 29 has resulted in the eastern elevation of the building being pulled off the common boundary. This has resulted in a development that would retain a sufficiently oblique relationship with that neighbouring property to prevent unreasonable overshadowing of any of the habitable room windows of that dwelling.
- 10.2 In relation to overlooking of the neighbouring property to the east, pulling the building in from the common boundary has resulted in a separation distance of just over 18 metres being retained between the habitable room window at the eastern end of the rear elevation and the habitable room window at first floor level in the corresponding elevation of the neighbouring property. Given the length of the separation distance, the oblique relationship between the buildings and the obscuring of the direct line of site through the installation of a vertical screen (labelled as a 'fin' on the submitted plans) on the rear elevation of the proposed building, it is considered that the proposed development would not result in overlooking that could be considered harmful to the amenity of that neighbouring property.
- 10.3 None of the window openings in the eastern gable elevation (including the recessed rear element) of the proposed building would serve habitable rooms and therefore unreasonable overlooking could be avoided through the obscure glazing of these windows. This can be secured by condition.
- 10.4 The building would be aligned north west-south east across the plot, with the north western end closest to the northern boundary of the site. That corner of the building would be in excess of 21 metres from the southern gable of the neighbouring property at 13 Lakes Road. The first floor windows in the gable elevation of that neighbouring property do not appear to serve habitable rooms and direct overlooking would be prevented due to the orientation of the north east facing rear elevation and the gable end of the proposed building. The oblique relationship is considered sufficient to offset the fact that the separation distance would fall short of the 24 metres separation distance required by the Residential Design Guide in a situation where a 3 storey development directly faces 2 storey properties.
- 10.5 The rear elevation of the building would be approximately 30 metres from the rear elevation of 22 Boyds Walk to the north of the site. Due to the orientation of the building, the separation distance to the other neighbouring properties on Boyds Walk to the north east of the site would be greater. The separation distances to each of these neighbouring properties would exceed the minimum requirements by the Design Guide, with the situation further improved by the oblique relationship between the proposed development and those dwellings.
- 10.6 There would be no adverse impact on any other neighbouring residential properties in terms of overlooking or overshadowing from the proposed development due to the separation distances to be retained, the presence of the highway to the south and the dense tree coverage to the north west.
- 10.7 Whilst it is acknowledged that the north western corner of the building would be in close proximity to the northern boundary of the site, a significant number of the existing trees on that boundary would be retained and additional trees would be planted to the rear of the building. The landscaping of the development is an issue to be determined at the reserved matters stage but it is considered reasonable to attach a condition to this outline condition requiring the trees to be planted adjacent to that boundary to be semi-mature on planting. This, along with the planting to be retained, would provide relatively comprehensive screening of the development from the adjacent neighbours, particularly given that the

closest 'wing' of the building would be adjacent to the existing mature landscaping on the common boundary.

11. CHARACTER OF THE AREA

- 11.1 It is acknowledged that the proposed building would be 3 storeys in height and the majority of buildings in the surrounding area are 2 storeys in height. However, on the approach to the site from the north, this development would be viewed within the context of The Lakes care home which includes a wing of 3 storey accommodation, with rooms in the roof. From this approach, the building would also be viewed as being sited at the entrance to Ralphs Lane and would be visually separated from the dwellings to the north by the open land to the north west of the site. The bulk and massing of the scheme from these views would also be reduced by the staggered nature of the building and the use of hipped roofs on the gable end of the development.
- 11.2 On that basis, the fact that the building is taller than surrounding development is considered not to result in harm to the character of the area from public views of the site from the north that would be sufficient to justify refusal of the scheme on these grounds.
- 11.3 The building would be viewed within relatively close proximity of the 2 storey dwellings on Ralphs Lane in views of the site from the south eastern corner. However, following the amendment to pull the eastern elevation away from the eastern boundary of the site, it is considered that the development would be viewed within the context of being on a corner plot, providing a distinction between the application site and the other plots on the cul-de-sac. From this view point, the building would also be viewed within the context of The Lakes care home on the opposite side of the road, which is both taller in height than the existing dwellings and a different character of development.
- 11.4 The siting and layout of the scheme within the plot is considered to respond to the constraints of the site. The step in the building line references the curved nature of the front boundary of the plot, presenting an active frontage whilst also being set back sufficiently from the highway to prevent the three storey height of the development resulting in an overbearing impact on the streetscene.
- 11.5 Following the above assessment, it is considered that the amended proposals would not be of a scale, massing or siting that would have an adverse impact on the character of the site or the surrounding area that would significantly and demonstrably outweigh the benefits of the scheme.

12. HIGHWAY SAFETY

- 12.1 In relation to parking provision, the UDP includes a category for sheltered housing and indicates that 1 space per 3 units of accommodation should be provided, which would equate to 10 spaces for this scheme. The proposals would provide 17 car parking spaces to serve the development, 7 would be located in front of the entrance to the building and 10 on land within the ownership of the applicant to the west of Lakes Road (adjacent to the north western corner of the site).
- 12.2 The applicant has indicated that, beyond this level of provision, overspill parking associated with the proposed development would be accommodated within the grounds of The Lakes care home (also within the ownership of the applicant), immediately opposite the entrance to the proposed development. Given the assessment above, this overspill is not required to meet the UDP standards. However, even if 4 of the parking spaces within the curtilage of The Lakes were used by occupants of the proposed development, sufficient space would

remain to serve the 77 bed care home and meet the standards of the UDP for that development.

- 12.3 The Transport Statement submitted with the planning application includes a survey of the usage of the existing 30 car parking spaces associated with The Lakes care home. The survey was undertaken on each weekday for a month, recording the availability of spaces at 0900, 1200 and 1600 on a daily basis during that period. The highest recording indicated that 12 of these spaces remained available, with more spaces available on all but two occasions. On the majority of occasions, the car park was operating at less than 50% of capacity, indicating that overspill parking could be accommodated from the proposed development and a number of spaces would still remain vacant.
- 12.4 Whilst it is the case that the survey only demonstrates the situation at the care home over a 1 month period, it must also be considered that the overspill provision would exceed the requirements of the UDP for sheltered housing. Therefore, it is considered that even if the relatives and/or dependents living within the development had a car, the evidence suggests that the overspill parking within the curtilage of The Lakes care home would be sufficient to avoid any severe impact on highway safety arising from the proposed development.
- 12.5 In terms of the impact of the development on the capacity of the highway network, the Transport Assessment indicates that 28 trips are forecast to be made to the site and 26 from the site by private vehicle, with a total of 18 trips per day forecast to be made via public transport. Given that the scheme would cater for people with care needs and their relatives, it is considered reasonable to assume that trip generation would be lower than for a scheme of unrestricted dwellings, with trips to employment and education for example likely to be significantly less from this development. It is acknowledged that visitors to the site are likely to increase this number. However, even if the total number of trips were to double this anticipated level detailed in the Transport Statement, given the nature of the use, the impact during the AM and PM peak periods would not be as intense as for unrestricted dwellings. On that basis, it is considered that there is no evidence to suggest that the scheme would result in a severely adverse impact upon highway safety.
- 12.6 On the basis of the evidence provided through the Transport Statement, the Local Highway Authority has not raised any objections to the proposals, subject to conditions. Conditions requiring the car parking spaces to be laid out as indicated on the approved plans prior to occupation of any part of the development and the submission of a construction environment management plan for the construction phase of the development are considered to be reasonable. The submission of a highway condition survey is considered to be unreasonable as this would duplicate powers held by the Council under the Highways Act.
- 12.7 The provision of a new pedestrian footpath connection to Boys Walk along the western edge of the development would improve the connectivity of the site to the bus services operating from that road, enhancing the environmental sustainability of the scheme. Details of the construction of this element of the scheme, along with the proposed vehicular access can be secured by condition. Taking into account the cul-de-sac nature of Ralphs Lane and the anticipated level of trip generation arising from the proposed development, it is considered that the proposed vehicular access arrangements are acceptable, with sufficient visibility splays achieved.
- 12.8 The Transport Statement submitted with the application confirms that the speed limits on the roads within the vicinity of the site is 30 mph. The Statement includes data which indicated that, during a 1 day survey, traffic approaching the junction between Ralphs Lane and Lakes Road slightly exceeded the speed limit on the westbound approach (average of 31 mph) and was within the speed limit on the eastbound approach. The Statement follows the guidance contained within Manual for Streets, with visibility splays required for 38 metres to the west and 43 metres to the east from Ralphs Lane. In relation to comments

made by objectors to the development in relation to the speed of traffic on the local road network, it is acknowledged that cars may well exceed the 30 mph speed limit on these roads.

- 12.9 However, this matter can be dealt with through the enforcement of powers under legislation separate from the planning system. The Local Planning Authority is required to assess the impact of the proposed development on highway safety in terms of additional traffic, traffic flows and visibility splays. Existing issues around traffic calming and the enforcement of speed limits are not material planning considerations.
- 12.10 The site is considered to be located in a sustainable location, close to regular bus services on Boyds Walk, which would provide a sustainable alternative means to the private car for journeys to and from the site.
- 12.11 On the basis of the above assessment, it is considered that the proposals would not result in a severe impact upon highway safety. As such, in accordance with the guidance contained within paragraph 32 of the NPPF, it is considered that planning permission should not be refused on these grounds.

13. IMPACT ON TREES

- 13.1 In relation to the impact of the development on trees, a number of the trees within the site are the subject of Tree Preservation Orders. The trees of highest value on the land are located to the north west of the application site and would not be affected by the proposed development. The proposed plans indicate that the development would be sited so as to ensure that no part of the building itself would fall within the crown spread of the trees on the western edge of the site which are also protected and considered to be of high amenity value. Areas of hardstanding would be located within the crown spread of a number of the other protected trees, although the plans indicate that these would all be retained.
- 13.2 Whilst some trees of amenity value would be removed, the Tree Officer is satisfied that space would remain for replacement trees to be planted that would adequately mitigate for the loss. The landscaping of the development is to be determined at the reserved matters stage. However, it is considered reasonable to condition at this outline stage that the trees to be planted should be semi mature specimens, to ensure that the character of the area is maintained, along with minimising the impact on the amenity of neighbouring properties.
- 13.3 Protection measures meeting the requirements of BS 5837:2012 'Trees in relation to design, demolition & construction' will need to be installed around the protected trees and the other trees to be retained. This requirement, along with details of a 'no-dig' method of construction for the installation of hardstanding areas within the crown spread of the trees can be secured by condition.

14. ECOLOGY

- 14.1 The applicant has submitted a Bat Survey with the application. The existing buildings to be demolished at 1 and 2 Ralphs Lane comprise two storey detached brick built residential properties with pitched slated roofs. The surrounding habitat was considered in the survey to have a moderate potential to support foraging and commuting bats. There is a known maternity colony of Pipistrelle bats roosting in the locality, however it is not considered that there is the potential for any indirect impact on this known roost by development. The inspection of the buildings was undertaken in the month of February, and comprised an internal and external inspection. No bats or signs of bats were found during the inspection

and the buildings were considered to have a negligible potential to support roosting bats given that they were both found to be well sealed with no visible external gaps or crevices.

- 14.2 No further surveys are therefore considered necessary for bats and the buildings can be demolished with a negligible potential to roosting bats. If bats are found at any time during works, work should cease immediately and advice sought from a suitably qualified person. An informative to this effect can be attached to the decision notice if permission is granted.
- 14.3 A condition restricting the removal of trees and vegetation on the site to outside of the bird nesting season is considered reasonable to prevent any loss of habitat that may affect protected species.
- 14.4 Details of biodiversity enhancements to be secured as part of the mitigation of the environmental impact of the development can be secured by condition.

15. FLOOD RISK

- 15.1 The site is located in flood zone 1 and is therefore considered to be at a lower risk of flooding.
- 15.2 United Utilities have raised no objections to the proposals subject to the imposition of conditions. Given the scale of the development, it is considered necessary to condition the submission and approval of a sustainable surface water drainage strategy to serve the development. The strategy will need to investigate alternative means of draining surface water from the site to the mains drainage network, including soakaways and attenuation measures to reduce the rate of run off, compensating for the intensification of development on the site.
- 15.3 The scheme will also need to details of the on-going management and maintenance of the system to be installed. The requirement for surface water and foul water to be drained via different mechanisms is considered to be reasonable.
- 15.4 It is considered that the proposed development would not result in a harmful impact in relation to flood risk, subject to compliance with necessary conditions.

16. ENVIRONMENTAL HEALTH

- 16.1 Given the established use of the site is residential, it is considered that the risk in relation to ground contamination is low and that the completion of intrusive investigation work in this regard prior to the commencement of development would not be necessary. A condition can be added to the decision notice requiring a screening exercise in relation to potential sources of contamination to be submitted and approved and implementation of any necessary remediation prior to the commencement of development.
- 16.2 The site is located in a higher risk in relation to coal mining legacy. The applicant has provided a Phase I investigation, which includes reference to coal mining legacy on the site. Given that a significant part of the site is occupied by the two existing dwellings and their curtilage, it is considered reasonable to condition the completion of an intrusive site investigation into coal mining legacy prior to the commencement of development. This condition will also require any necessary mitigation to be undertaken before construction works commence. The comments of the Coal Authority on this matter will be reported verbally at the Panel meeting.
- 16.3 The EHO has recommended conditions limiting the hours of works during the construction phase of the development and details of the refuse storage arrangements be attached to

the decision notice. The plans indicate the location of an enclosed area sufficient to store 6 large communal bins and details of the means of enclosure. This space would also be sufficient to provide 2 smaller food waste bins. As such a compliance condition would suffice in in this regard. A limit on the hours of work during the construction phase of the development is considered to be reasonable given the residential nature of neighbouring uses.

17. OTHER MATTERS

- 17.1 The applicant has submitted a Crime Impact Statement in support of the planning application. The statement lists a number of positive design features of the scheme, including the definition of the entrance to the site from Ralphs Lane via a boundary wall, which defines the public-private interface and the control of access to the building via the two sets of doors (outer and inner lobby).
- 17.2 In addition, windows within the development would overlook the car parking area to provide surveillance. A number of recommendations are made in Section 3.3 of the report to improve security, including security mechanisms on the entrance doors and self-closing and self-locking of escape doors. Compliance with these measures can be secured by condition and on that basis, Greater Manchester Police has raised no objections to the proposals.
- 17.3 The applicant has proposed restriction on the occupants of the development, to those over 55 and in need of care or by the partner, spouse or dependant(s) of such a person. These restrictions are considered necessary given the basis on which the level of car parking and overall infrastructure impact of the development has been assessed. The occupancy restriction can be included as a clause within the Section 106 Agreement.
- 17.4 A development for open market dwellings on the scale proposed would be required to contribute £37,083.82 towards the upgrading of off-site open space, £6,517.71 towards the upgrade of the highway network within the vicinity of the site and would also be required to make a contribution in relation to education/community facilities, in order to mitigate the impact of the development.
- 17.5 Given that the occupation of the development would be restricted to those in need of care and their relatives/dependents, it is considered reasonable to assume that the number of trips generated (as discussed previously in this report) and the impact on the capacity/quality of off-site open space facilities would be less than an unrestricted residential development. The proposed age restriction would also limit the additional demand on education and other community facilities to an extent that it is considered that a contribution in this regard would not be required to mitigate the impacts of the development.
- 17.6 On that basis, it is considered reasonable that the above figures be halved, resulting in a combined contribution of £21,800.52. The additional traffic movements associated with the development are considered to result in a more significant impact than the impact on public open space, given the nature of the proposed use. It is therefore considered reasonable to allocate a higher proportion of the funds to mitigating the impact of the development on highway safety.
- 17.7 On that basis, £14,000 is to be allocated to improving pedestrian crossing facilities on Boyds Walk and King Street, to improve accessibility to the bus services which run along that road and £7,800.52 is to be allocated towards enhancing the formal play space provision at Dukinfield Park and Dewsnap Lane.
- 17.8 These contributions are considered to meet the CIL regulations in that they are necessary to make the development acceptable in planning terms (given the extent of the amenity

space to be provided on site and the additional traffic to be generated), directly related to the development (as the close proximity ensures that residents are likely to use these facilities) and proportionate in that the sum is based on the size of the development.

- 17.9 Objectors have referred to the status of Ralphs Lane as a private road and questioned how this will be maintained as a result of the additional impact of the proposed development. As the road is not maintainable at public expense, this is a private matter which falls to be determined under civil law, it is not a material consideration in the assessment of this planning application. Likewise, property values are not a material planning consideration – the potential impact of the development on the residential amenity of neighbouring properties has been assessed previously in this report.
- 17.10 In relation to questions regarding how the site will be managed, it is considered appropriate to include a clause in the Section 106 Agreement requiring the submission and approval of these details. The management scheme shall apply to the operation of the facilities as well as the management and maintenance of the amenity space and the surface water drainage system to be installed.

18. CONCLUSION

- 18.1 There is considered to be an identified need for extra care accommodation within the Borough and the requirement of the NPPF to boost the supply of housing to meet a variety of needs is considered to weigh in favour of the proposals. The site is in a sustainable location, close to public transport links. On the basis of these factors the principle of development is considered to be acceptable.
- 18.2 The amended scheme is considered to preserve the residential amenity of neighbouring properties, with the eastern gable of the building pulled further away from the common boundary with the adjacent neighbouring property. The amended scheme is considered to present a development that would not be of a scale, siting or design that would have an overbearing impact on the character of the surrounding area, despite being 3 storeys in height, for the reasons set out in the main body of the report.
- 18.3 There are no objections to the proposals from any of the statutory consultees (subject to no objection being raised by the Coal Authority) and given that the scheme does not propose unrestricted dwellings, it is considered that the development would not result in a severe impact upon highway safety. The impact upon trees and all other material considerations can be adequately mitigated through the use of appropriate conditions.
- 18.4 In weighing up all of the material planning considerations, officers consider that the proposals accord with the relevant national and local planning policies quoted above.

19. RECOMMENDATION

That, subject to no objection being raised by the Coal Authority following review of the Phase I report submitted with the application, outline planning permission be granted, subject to a Section 106 Agreement to secure the following:

Financial contribution towards off-site green space - £7,800.52 towards enhancing the formal play space provision at Dukinfield Park and Dewsnap Lane

Financial contribution towards Highway works – £14,000 is to be allocated to improving pedestrian crossing facilities on Boyds Walk and King Street

Defining Management arrangements for the building, the public space within the site and the surface water drainage system to serve the development

Limiting the occupation of the development to those over 55 and in need of care or by the partner, spouse or dependant(s) of such a person and providing a definition of 'in need of care;'

And the following conditions:

1. Application for approval of reserved matters must be made not later than the expiry of three years beginning with the date of this permission and the development must be begun not later than the expiry of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. Before any development is commenced approval shall first be obtained from the Local Planning Authority with respect to the reserved matters, namely the landscaping of the development.
3. The development hereby approved shall be carried out in accordance with the following approved plans:
 - 1:1250 site location plan
 - Proposed site plan (ref. 819 A 002 Rev. C)
 - Proposed elevations plan (ref. 819 A 006 Rev. C)
 - Proposed Ground Floor plan (ref. 819 A 003 Rev B)
 - Proposed First Floor plan (ref. 819 A 004 Rev. B)
 - Proposed Second Floor plan (ref. 819 A 005 Rev. B)
 - Proposed Refuse Store plan (ref. 819 A 009)
4. The landscaping scheme to be submitted as part of the reserved matters application shall include details of the number, species and location of trees to be planted, their size on planting and details of the means of protection. The scheme shall include planting of mature specimens (meeting the dimensions of 'extra heavy standards' as per BS8545:2014 on first planting) within the site, including adjacent to the northern boundary of the site.
5. No development shall commence until details of the tree protection measures (meeting the requirements of BS5837:2012) to be installed around the trees to be retained within and adjacent to the boundaries of the land and details of the method of construction to be employed within the Root Protection Area of the trees to be retained have been submitted to and approved in writing by the Local Planning Authority. The protection measures shall be implemented in accordance with the approved details prior to the commencement of development and shall be retained as such for the duration of the construction phase of the development. Construction works within the Root Protection Areas of the trees shall be carried out in accordance with the approved details.
6. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the buildings; in the construction of all boundary walls, fences and railings; and, in the finishes to all external hard-surfaces have been submitted to, and approved in writing by, the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.
7. During demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to

Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.

8. No development shall commence until such time as a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:

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

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

9. The bin storage arrangements to serve the development hereby approved shall be installed in the location indicated on the approved site plan (ref. 819 A 002 Rev. C), in accordance with the details shown on the approved proposed Refuse Store plan (ref. 819 A 009) prior to the first occupation of any part of the development hereby approved and shall be retained as such thereafter.
10. The driveways to serve the development hereby approved shall be constructed from a bound material and on a level that prevents displacement of material or surface water on to the highway and shall be retained as such thereafter.
11. The development hereby approved shall be carried out in accordance with the measures detailed in section 3.3 of the Crime Impact Assessment submitted with the planning application and shall be retained as such thereafter.
12. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The strategy shall demonstrate that foul water and surface water shall be drained from the site via separate mechanisms and shall detail existing and proposed surface water run off rates. The strategy shall include measures to control the flow of surface water from the development. The strategy shall also include details of on-going management and maintenance arrangements (in accordance with the information required under the relevant clause of the Section 106 Agreement). The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
13. Prior to the commencement of development, details of the means of draining foul water from the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. In the event that the proposal does not include connection to the mains sewerage network, technical specifications of the infrastructure to be installed (including details of the capacity) shall be submitted. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
14. No development, other than site clearance and site compound set up, shall commence until such time as the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
 - i) A preliminary risk assessment to determine the potential for the site to be affected by coal mining legacy issues shall be undertaken and approved by the Local Planning Authority.

Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.

ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment (including controlled waters) shall be approved by the Local Planning Authority prior to implementation.

iii) Any additional or unforeseen contamination and/or coal mining legacy issues 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.

The development shall be carried out in accordance with the approved details.

15. No works other than the excavation of the foundations and/or piling works for the development shall be undertaken at the site until the CLS2A Contaminated Land Screening Form has been submitted to, and approved in writing by, the Councils Environmental Protection Unit (EPU). Where necessary, a scheme to deal with any contamination / potential contamination shall be submitted to, and approved in writing by the EPU. The scheme shall be appropriately implemented and a completion report demonstrating this and that the site is suitable for its intended use will be approved in writing by the EPU prior to occupation. The discharge of this planning condition will be given in writing by the Local Planning Authority (LPA) on completion of the development and once all information specified in this condition has been provided to the satisfaction of the EPU.
16. No development above ground level shall commence until details of Biodiversity enhancement measures to be installed as part of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the installations and scaled plans showing their location within the development. The approved enhancement measures shall be installed in accordance with the approved details, prior to the first occupation of any part of the development and shall be retained as such thereafter.
17. No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless otherwise agreed in writing with the Local Planning Authority.
18. The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved proposed site plan prior to the first occupation of any part of the development hereby approved and shall be retained free from obstruction for their intended use thereafter.
19. Prior to the first occupation of any part 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 occupation of any part of the development and shall be retained as such thereafter.
20. Notwithstanding the details shown on the approved plans, no development shall commence until scaled plans detailing the existing and proposed ground levels on the site and the finished floor and ridge levels of the building (with reference to a fixed datum point) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

Prior to the first occupation of any part of the development hereby approved, details (including scaled elevation plans of the structure and details of the construction material and external finish) of the fin (as described on the approved plans) to be installed at the eastern end of the rear elevation of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The fin shall be constructed in accordance with the approved details and shall be retained as such thereafter.

21. No development shall commence until scaled plans detailing the construction of the pedestrian link to Boyds Walk and the vehicular access, including vehicular swept paths and visibility splays to be maintained free from obstruction on both sides of the access to serve the development hereby approved and details of the materials to be used in their construction have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
22. The windows in the eastern elevation of the development hereby approved shall be fitted with obscured glazing (meeting Pilkington standard Level 3 in obscurity as a minimum) and shall be fixed shut below 1.7 metres above the internal floor level of the room that they serve. The development shall be retained as such thereafter.

Reasons for conditions:

1. Required to be imposed by Section 92 (as amended) of the Town and Country Planning Act 1990.
2. This approval relates to outline planning permission only.
3. For the avoidance of doubt.
4. To ensure that the landscaping scheme presented at the reserved matters stage is sufficient to preserve the character of the surrounding area and the residential amenity of neighbouring properties.
5. To ensure that the trees to be retained are adequately protected during the construction phase of the development.
6. To ensure that the development respects the character of the site and the surrounding area.
7. To ensure that the construction phase of the development does not result in an adverse impact on the residential amenity of neighbouring properties.
8. To ensure that the construction phase of the development does not result in an adverse impact on the residential amenity of neighbouring properties or highway safety.
9. To ensure that the development is served by adequate refuse storage arrangements
10. To ensure that the development maintains highway safety.
11. To ensure that the development is designed to reduce the risk of crime.
12. To ensure that adequate provision is made for draining surface water from the development and that any adverse impact in relation to flood risk is appropriately mitigated.
13. To ensure that adequate provision is made for draining foul water from the development.

14. To ensure that any risk associated with coal mining risk is adequately mitigated prior to the commencement of development.
15. To ensure that any risk associated with contaminated land is adequately mitigated prior to the commencement of development.
16. To ensure that biodiversity enhancements are incorporated into the development, in accordance with the guidance within paragraph of 109 the NPPF.
17. In order to prevent any habitat disturbance to nesting birds in accordance with the National Planning Policy Framework.
18. To ensure that adequate provision is made for car parking to serve the development.
19. To ensure that the development preserves the residential amenity of neighbouring properties.
20. To ensure that the development preserves the residential amenity of neighbouring properties respects the character of the surrounding area.
21. To ensure that the development preserves the residential amenity of neighbouring properties respects the character of the surrounding area.
22. To ensure that the development maintains highway safety.
23. To ensure that the development preserves the residential amenity of neighbouring properties.

Informatives:

Planning permission is subject to a Section 106 Agreement

Outlining the applicant's responsibilities in relation to protected species

National Grid Infrastructure within close proximity of the site

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Application Number: 16/00767/OUT Ralphs Lane Dukinfield

Photo 1 – view looking north from the western edge of the site



Photo 2 – view looking south from the western edge of the site



Photo 3 – view of protected trees in north western corner of the site



Photo 4 – view along existing northern boundary of no. 1 Ralphs Lane



Photo 5 – existing property at no. 2 Ralphs Lane



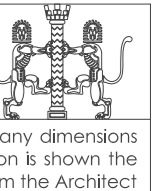
Photo 6 – existing dwelling at no. 1 Ralph's Lane



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PROPOSED SOUTH ELEVATION 1:100



PROPOSED NORTH ELEVATION 1:100



PROPOSED WEST ELEVATION 1:100



PROPOSED EAST ELEVATION 1:100



C	General Amendments	30.04.2018	DH
B	Revised to Planning Comments	23.04.2018	DH
A	Reduction to 31 Units	10.08.17	AC

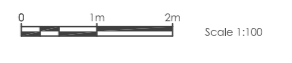
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Jennings Design Associates
Architects

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

Architects Designers Project Managers			
The Warehouse, Saxon Street, Denton, Manchester M34 3DS			
T: 0161 336 5011 F: 0161 320 0512 E: jda@jda-architects.com			
Client: Jack Meredith			
Project: The Lakes, Dukinfield			
Scale:	1:100	Date:	19.06.2015
Drawn by:	CM	Checked by:	BJ

Job Number	Description	Rev
819	A 006 Proposed Elevations	C

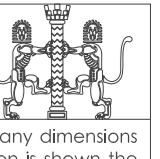


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Existing Street Scene 1:200



Proposed Street Scene 1:200



Denotes Area of Massing Removed Due to Reduction of Units From 32 to 31 no. 1Bed 2 Person Units

Denotes Area of Massing Removed Due to Reduction of Units From 31 to 29 no. 1Bed 2 Person Units



Proposed Site Plan 1:200

Rev	Description	Date	By
C	General Amendments	30.04.18	DH
B	Revised to Planning Comments	20.04.18	DH
A	Reduction to 31 Units	09.03.17	CM

Jennings Design Associates
Architects

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

Architects Designers Project Managers

The Warehouse, Saxon Street, Denton, Manchester M34 3DS
T: 0161 336 5011 F: 0161 320 0512 E: jda@jda-architects.com

Client: Jack Meredith

Project: The Lakes, Dukinfield

Scale: 1:200 | Drawing: A1 | Date: 03.06.2016 | Drawn by: CM | Checked by: BJ

Job Number	Description	Rev
819	A 002 Proposed Site Plan	C



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AKES ROAD



36

9b

20

11

13

22

30

1

RALPHS LANE

The Lakes

Rev	Description	Date	By
A	Amendment to Blue Line	12.01.18	CM

Jennings Design Associates
Architects

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

Architects Designers Project Managers
The Warehouse, Saxon Street, Denton, Manchester M34 3DS
T: 0161 336 5011 F: 0161 320 0512 E: jda@jda-architects.com

Client: Jack Meredith

Project: The Lakes, Dukinfield

Scale:	@ original size	Date:	Drawn by:	Checked by:
1:500	A3	03.06.2015	CM	LA

Job Number	Description	Rev
819 A 001	Block Plan	A

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Application Number 16/01151/REM

Proposal	Approval of Reserved Matters relating to landscaping (Condition 2) and hard and soft landscaping (Condition 3) for proposed residential development of 127 dwellings (outline planning permission 15/00030/OUT).
Site	Victoria Mill, Buckley Street, Droylsden, M43 6DU.
Applicant	De Trafford Estates Group
Recommendation	Grant planning permission subject to conditions
Reason for report	A Speakers Panel decision is required because the application constitutes a major development.

1. APPLICATION DESCRIPTION

- 1.1 The application seeks Reserved Matters approval for details of landscaping associated with Condition 2 and Condition 3 of approved outline application 15/00030/OUT. The application is for the residential redevelopment of the Victoria Mill site for 127no. properties.
- 1.2 The application has been accompanied with the following documents in support of the planning application:
 - Design and Access Statement;
 - Soft/Hard Landscaping details;
 - Boundary Treatment Plan;
 - Lighting Plan;
 - Habitat Enhancement Plan;
- 1.3 As this is a reserved matters application, the matter of developer contributions is not being revisited, this relates to the principle of development, which was established under the outline planning consent.

2. SITE & SURROUNDINGS

- 2.1 The application site covers an area of approximately 1.2 hectares and is located within an established residential area falling within the Droylsden Town Centre boundary. The site is bound by Manchester Road to the north, Buckley Street to east and the rear gardens of properties fronting Mellor Street and Maddison Road to the West and East.
- 2.2 The site supports a number of industrial buildings and is dominated by the 3 storey Victoria Mill building which occupies a central position within the site. The mill is flanked by a series of single and two storey buildings to the north and east, the majority of which are unoccupied. To the rear of the site there is an area of hardstanding which also supports isolated outbuildings. There is a marginal change in levels across the site from the southern to northern boundary, this is read as being a flat site.
- 2.3 The primary access to the Mill and rear hardstanding area is taken directly from Manchester Road. The remaining industrial units are served with independent accesses from Buckley Street.
- 2.4 With the exception of a few isolated trees the site is mainly void of vegetation being almost completely laid to hard surfacing commensurate to the industrial use.

- 2.5 The site is within walking distance of a Tesco supermarket (0.1km away), Droylsden Town Centre (0.3km away) and schools (the nearest primary school being 0.65km away and Droylsden Academy being 0.7km away) and other services within the Droylsden area.
- 2.6 There is good access to public transport, the nearest bus stops are located right outside the site on Manchester Road with a Metrolink station located on Manchester Road approximately 0.2km away.

3. PLANNING HISTORY

- 3.1 15/00030/OUT – Demolition of existing buildings and erection of 127 dwellings, a retail unit (use class A1/A2), a multi-functional community facility, and associated car parking and amenity space - OUTLINE (Approval for Access, Appearance, Layout, Scale) – Approved 19.11.2015
- 3.2 15/00856/ENV – Request for screening opinion in accordance with Town and Country Planning (Environmental Impact Assessment) Regulations 2011 relating to a proposed mixed use development. - Assessment Not Required 24.09.2015
- 3.3 12/00564/NDM – Proposed demolition of various buildings on site – Approved 16.07.2012

4. RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

- 4.1 **Tameside Unitary Development Plan (UDP) Allocation**
Not allocated, within the settlement of Hattersley

4.2 Part 1 Policies

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

4.3 Part 2 Policies

- H2: Unallocated sites
H4: Type, size and affordability of dwellings
H5: Open Space Provision
H10: Detailed Design of Housing Developments
OL10: Landscape Quality and Character
T1: Highway Improvement and Traffic Management.
T10: Parking
T11: Travel Plans.
C1: Townscape and Urban Form
MW11: Contaminated Land.
U3: Water Services for Developments
U4 Flood Prevention
U5 Energy Efficiency

4.4 Other Policies

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

- 4.5 **National Planning Policy Framework (NPPF)**
Section 1 Delivering sustainable development
Section 6 Delivering a wide choice of high quality homes
Section 7 Requiring good design
Section 8 Promoting healthy communities
Section 11: Conserving and enhancing the natural environment

4.6 **Planning Practice Guidance (PPG)**

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

5. PUBLICITY CARRIED OUT

- 5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement.
- 5.2 Local residents and contributors on the Outline application were notified in writing on the 18th April 2018.
- 5.3 A press notice was published on the 26th April 2018
- 5.4 2 site notices were erected on the 2nd May 2018 located on lampposts positioned on the sites Manchester Road and Buckley Street boundary.

6. RESPONSES FROM CONSULTEES

- 6.1 Local Highway Authority – No objections to the proposals subject to conditions requiring the parking to be laid out as shown on the approved plans prior to the occupation of the development and details of the construction, surfacing and means of draining surface water from the vehicular access route to the dwellings, details of the road works/traffic management measures required to provide safe access to the site, a construction environment management plan and details of lighting to be installed within the site but outside of the curtilage of any of the dwellings being secured by condition.
- 6.2 Greater Manchester Ecology Unit – No objections to the proposals, subject to conditions restricting the timing of tree/vegetation removal and the provision of biodiversity enhancement measures within the development.
- 6.3 Borough Tree Officer – No objections to the proposals. The proposed landscaping scheme is considered to be appropriate.
- 6.4 Greater Manchester Police (Design Out Crime Officer) – no objections to the proposals as no communal parking areas or rear alleyways are proposed.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 No representations have been received.

8. ANALYSIS

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.2 The current position is that the Development Plan consists of the saved policies and proposals maps of the Unitary Development Plan and the Greater Manchester Joint Waste Plan Development Document.
- 8.3 The National Planning Policy Framework (NPPF) is also an important consideration. The NPPF states that a presumption in favour of sustainable development should be at the heart of every application decision. For planning application decision taking this means:-
- approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:-
any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
specific policies in the Framework indicate development should be restricted.
- 8.4 The issue to be assessed in the determination of this planning application are:
- 1) The principle of development;
 - 2) Landscape Design;
 - 3) Residential Amenity;
 - 4) Highway Safety;
 - 5) Flood Risk;
 - 6) Ecology;

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The site benefits from outline planning approval under reference 15/00030/OUT. This decision included full details of the access, scale and layout with only landscaping to be confirmed for the demolition of existing buildings and erection of 127 dwellings, a retail unit (use class A1/A2), a multi-functional community facility, and associated car parking and amenity space. The principle of the redevelopment is therefore firmly established.
- 9.2 The application seeks to address condition no.2 and 3 on the outline approval these are worded as follows;
- Conditions 2 - Before any 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 access of the development.
- Conditions 3 - The plans and particulars to be submitted with the Reserved Matters shall include full details of both Hard and Soft landscape works inclusive of existing vegetation cover and ancillary built structures. These details shall include :- a) Hard - means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures [eg: furniture, play equipment, refuse or other storage units, signs, lighting etc, b) Soft - planting plans, written specifications [including cultivation and other operations associated with plant and grass establishment], schedule of plants and trees [noting species, plant/tree sizes and proposed numbers/densities where appropriate] and implementation programme.
- 9.3 One of the 12 core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and

buildings (paragraph 17). Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment - good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 58 states that decisions should aim to ensure that developments are visually attractive through appropriate landscaping. Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

- 9.4 Policy H10 of the UDP states that the design and build standards of new residential development should be high quality, inclusive, sustainable and contribute to the creation of successful communities. With respect to landscaping it advises that suitable finishes are secured which enhance the appearance of the development it serves and ensure that suitable levels of privacy and security are secured.
- 9.5 These policy requirements are reiterated in the Design of Residential Development SPD, which provides advice and guidance on the design of new development with the principle aim of achieving the overall highest design quality. In reference to landscaping it promotes good quality public realm works which promote pedestrian focused streets and spaces, high quality inclusive design through the use of materials to enhance or create character, to integrate parking within the public realm and to ensure that areas of open space are functional benefiting from good levels of planting and surveillance. With regard to private amenity space the provision of function attractive spaces proportionate to the size of dwelling is promoted. Good quality boundary treatments are promoted which define public from private areas and which in turn harmonise with the locality. Essentially the Design Guide endorses developments that make a positive contributions to the townscape and landscape character of the local area.

10. LANDSCAPE DESIGN

- 10.1 The layout established on the Outline Consent dictates areas which can be allocated for landscaping. Allowing for the sites internal access arrangements this is largely limited to peripheral areas across the Buckley Street frontage in addition to private enclosed rear gardens. The internal road layout would also support a structured soft and hard landscaping strategy. The development follows the parameters established on the grant of the outline planning approval and seeks approval of the remaining hard and soft landscaping areas only.
- 10.2 Trees- There would be a total of 40 trees planted across the site the planting mix includes; Silver Birch, Beech, Apple and Ash. The trees would all be heavy stemmed and planted in a structured manner along the sites access roads and boundaries where appropriate. The planting schedule and mixture achieves a balanced approach between native and fruit trees and has been secured to achieve landscaping and biodiversity objectives. The overall provision is considered to be acceptable, trees would be planted at key nodes and help to break up the massing of hard surfaced areas. They would also complement the setting of the built form established under the Outline planning consent.
- 10.3 Shrubs/flowers- In addition to the structure of the tree planting there would be areas of grass, shrub and wildflower planting across the site. These would provide strong soft boundaries to site and complement the setting and appearance of the structured tree planting. The native wildflower planting would also provide biodiversity enhancement within the site. The environmental benefits represent a significant improvement to the sites currently characteristics which is dominated by hard surfacing associated with its industrial function.

- 10.4 Hard Landscaping- Access was considered as a matter of detail on the original consent. Condition 22 of the approval relates to highways works but does stipulate the level of detail for road surface finishes. The hard surface details subject to this approval apply to carriageways and pedestrian surfaces in addition to private courtyards and amenity areas. The treatment of these areas has been agreed in accordance with the Highways Officer, it would include a mix block paving to include concrete blocks and Tegula setts to delineate public and private space, private parking areas would also be enclosed behind electric gates. Elsewhere the details of boundary treatments have been secured through the submitted details, this includes a mixture of decorative railings, brick walls and close boarded fencing, treatments to public areas are more robust & decorative in appearance and these details would provide a desirable finish to the development.
- 10.5 No objections have been raised from the technical consultees, Subject to the attachment of a condition to ensure implementation of the landscaping scheme and relevant replacement/management of soft landscaping should it fail to establish, the proposed development is considered to be in accordance with policies H10 of the UDP, the Residential Design Supplementary Planning Document and the applicable design guidance set within the National Planning Policy Framework.

11. RESIDENTIAL AMENITY

- 11.1 The siting and scale of the properties has already been established. The outline consent also identified garden areas which would be allocated to the properties within the development. Rear gardens would be enclosed and would support a flagged patio and lawned area. Suitable provision is also made for in-curtilage bin storage. The level of private amenity space is appropriate to the scale of development and in this regard accords with the recommendations of the Residential Design Guide. The treatment of the public realm would also secure an appropriate environment for future residents, with the structure of the landscaping would allow for good levels of outlook to be achieved.

12. HIGHWAY SAFETY

- 12.1 No changes are proposed to the site's access or parking arrangements or that of the internal site layout, highway issues for consideration are therefore limited to the treatment of carriageways and pedestrian routes. The approach adopts a 'Homezone' environment as advocated within Manual for Streets. This essentially means that the layout responds positively to pedestrians prioritising them above vehicles. The use of block paving to all carriageways also secures a more refined appearance which responds positively to the locally distinctive design established on the outline consent; overall this would create a fitting setting for the urban nature of the new development.
- 12.2 It is noted that the application was accompanied with a lighting strategy and that the landscaping proposals also include details of tree and bollard uplighters. The Council's policy is to only adopt lighting that meets that meets the Tameside Standard Specification to which the submitted do not adhere. Condition 23 of the outline planning permission does however require details of any external lighting to all communal parking courts and shared private driveways to be submitted. The lighting can therefore be treated separately through the respective discharge of conditions and adoptions process.

13. FLOOD RISK

- 13.1 The Environment Agency Flood Zone mapping shows that the site is within Flood Risk Zone 1. This is assessed as having a low probability of flooding in any year. Condition 9 of the Outline permission required a foul and surface water drainage strategy to be submitted

and agreed prior to development commencing. The ration of hard to soft landscaping follows that indicated on the outline permission, it would also not materially increase the level of run-off across the site from its present conditions. Subject to the safeguarding of the conditions on the previous application the proposals would satisfy the requirement of policy U4.

14. ECOLOGY

- 14.1 The outline application was subject to an ecological appraisal which identified that there were no notable or important habitats located on the site. Recommendations were made to secure biodiversity gains, this included the use of native and wildlife friendly plant species in addition to nest bricks and boxes through the site.
- 14.2 Review of the soft landscaping proposals and mitigation measures by GMEU confirms that the biodiversity value of the site would be enhanced as part of the landscaping proposals to be approved. Habitat enhancements also extend to the inclusion of bird boxes for Sparrow and Starlings and the inclusion of Bat Boxes. It is recommended that it is conditioned that these works are carried out before the first occupation of the site or in accordance with a phasing plan to be agreed. In addition it is recommended that a maintenance condition is applied to ensure that all planting and landscaping measures are appropriately maintained throughout the life of the development.

15. CONCLUSION

- 15.1 It is considered that the Reserved Matters conforms with the parameters which were established within the sites outline planning consent. The landscaping represents a proportionate response to the requirements of the site and will secure a suitable setting and treatment for the siting of the development and private garden spaces. .

16. RECOMMENDATION

Grant planning permission, subject the following conditions:

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

11338_L01 - General Arrangement P07
11338_L02 - Soft Landscape P07
11338_L03 - Hard Landscape P07
11338_L04 - Fencing and Furniture P07
11338_L05 - Landscape Supporting Notes P02
11338_11337.H1 – Habitat Enhancements

Design and Access Statement

Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policies H5: Open Space Provision, H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character, T1: Highway Improvement and Traffic Management, C1: Townscape and Urban Form, U3: Water Services for Developments, U4 Flood Prevention

2. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all hard and soft landscape areas and

public open space shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The sites Landscape management shall be carried out in accordance with the approved plan.

Reason: In the interests of the visual amenities of the locality, in accordance with UDP Policies H5: Open Space Provision, H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character, T1: Highway Improvement and Traffic Management, C1: Townscape and Urban Form,

3. No development other than site clearance and below ground works shall take place until details of the phasing for the implementation of the approved soft and hard landscaping details identified on drawing no.s 11338_L01 - General Arrangement P07, 11338_L02 - Soft Landscape P07, 11338_L03 - Hard Landscape P07, 11338_L04 - Fencing and Furniture P07 and 11338_11337.H1 – Habitat Enhancements have been submitted and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and the quality of the residential environment in accordance with UDP Policies H5: Open Space Provision, H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character, T1: Highway Improvement and Traffic Management, C1: Townscape and Urban Form,

4. The boundary treatments to be installed each of the plot within the development hereby approved shall be installed in accordance with the details as shown on drawing number: 11338_L04 - Fencing and Furniture P07, 11338_L01 and General Arrangement P07 prior to the occupation of that dwelling. The brickwork used in the construction of the boundary walls and piers shall match in colour and external appearance the materials of the approved dwellings or in accordance with details to be submitted for approval by the Local Planning Authority. The railings shall be painted black (RAL9005) and shall be retained as such thereafter.

Reason: In the interests of visual amenity and the quality of the residential environment in accordance with UDP Policies H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character, T1: Highway Improvement and Traffic Management, C1: Townscape and Urban Form.

5. No development other than site clearance and below ground works shall take place until samples of the proposed hard landscaping materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and the quality of the residential environment in accordance with UDP Policies H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character, T1: Highway Improvement and Traffic Management, C1: Townscape and Urban Form.

Informatives

This application is linked to outline planning permission 15/00030/OUT

Detailing the applicant's obligations in relation to avoiding harm to Protected species during the construction process.

Coal Authority standing advice

Requirement to enter into a section 38 agreement under Highways Act



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BUCKLEY STREET

30 28

32

POS.

99

66

103 105

109

111 113

115

3

5

21

9

19












23

16

MADDISON ROAD

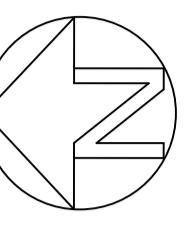
REET

Key

-  2.1m high closed board fence with matching gates
Colour: Black
-  1.5m high closed board timber fence with matching gates
Colour: Black
-  1.8m high closed board timber fence with matching gates
Colour: Black
-  2.1m Brick wall lapped with railing and matching gates. Brick to match architecture
Railing Colour: Black
-  Wall to architect's detail
-  Gate to match fence
-  Parking Bay 'T' Marking (Contrasting block colour)
-  Tree uplighting
-  Bollard with recessed low level lighting
Galvanised steel, hardwood
-  Bench 2000 x 590 x 450mm
Hardwood, galvanised steel
-  Tree Grille

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Notes:-



7	16/05/18	PLANNING	JT	ME
6	08/05/17	PLANNING	AL	MT
5	02/03/17	PLANNING	AL	MT
4	17/01/16	PLANNING	AL	MT
3	15/12/16	PLANNING	AL	CS
2	05/12/16	PLANNING	AL	CS
1	20/10/16	PLANNING	AL	CS

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
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Jactin House, 24 Hood Street, Manchester M4 6WX
T: 0161 312 3131 W: urbangreen-space.co.uk

Client:
De Trafford Estates Group

Project:
Victoria Mill

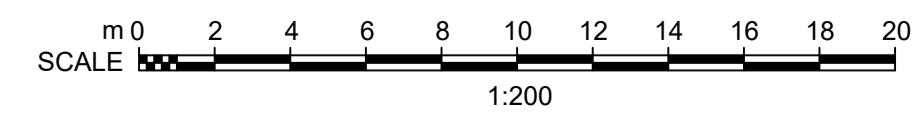
Title:
Fencing and Furniture

Status:
PLANNING

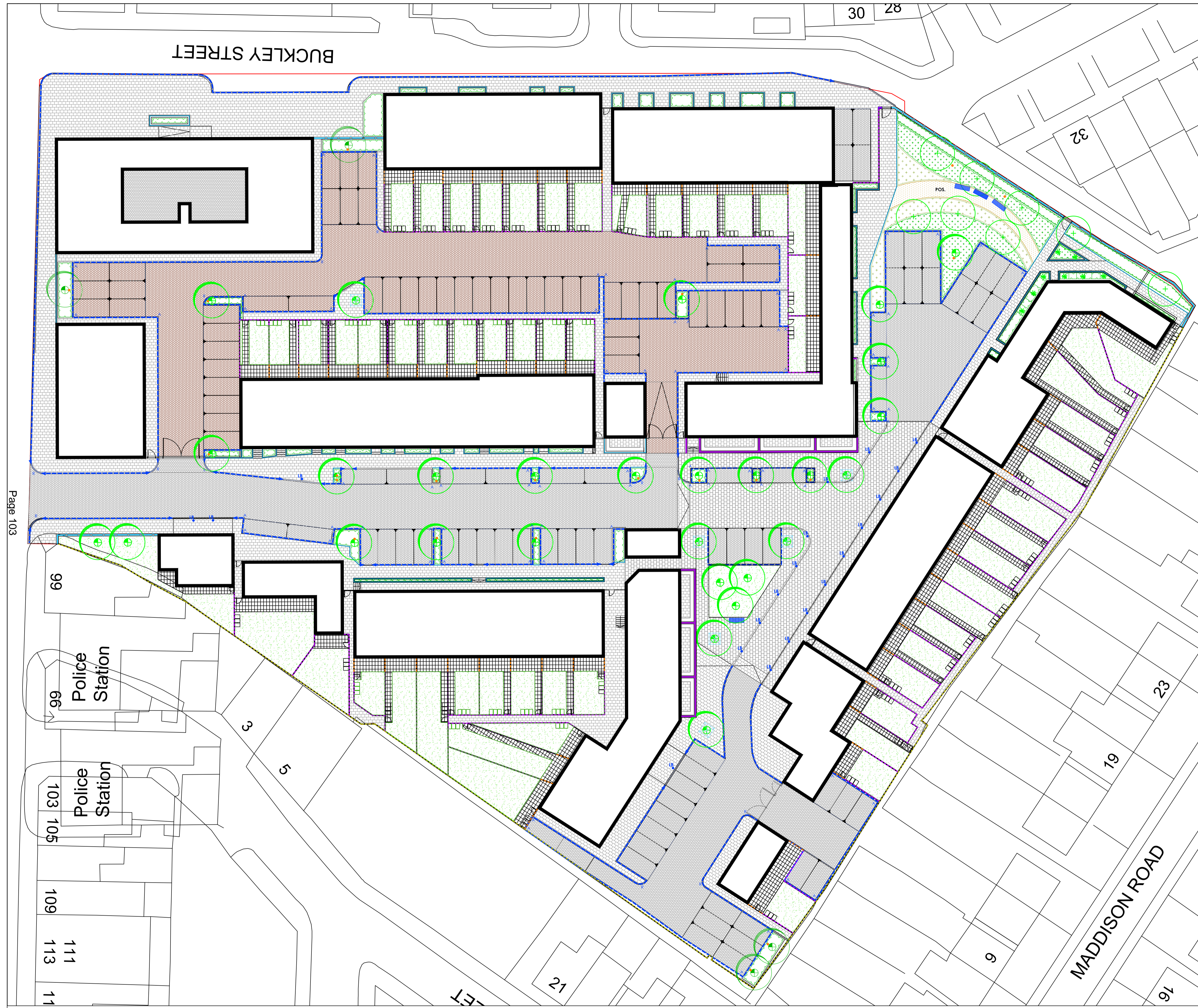
Project: 11399 **Drawn:** AL **Checked:** CS

Scale @ A1: 1:200 **Date:** 20/10/16 **Approved:** MT

Drawing No: 11399_L04 **Revision:** 7



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- KEY**
- PLANNING APPLICATION BOUNDARY**
- Hard Landscape**
- Conservation Textured Flag Paving
Colour: Silver Grey
Size: 400 x 400 x 65mm
Layout: Slack bond
 - Concrete Block Paving - Grey Mix
Size: 200 x 100 x 80mm
Layout: Staggered half bond
 - Tegula Setts - Permanent Grey
Size: 120 Gauge x 160/120/80 x 80 mm
Layout: Random Laid Course
 - Tegula Setts - Traditional
Size: 120 Gauge x 160/120/80 x 80 mm
Layout: Random Laid Course
 - Compressed Gravel Path
6mm
 - Drop Kerb
Size: 915 x 255 x 205mm laid flush
Colour: Silver Grey
 - Kerb- 100mm Nominal upstand/
6mm nominal upstand to raised table
Transitional kerb where necessary
Radius / Angled kerbs where necessary
 - PCC Pin Kerb to Planter Edge
 - Suggested Refuse Collection Points
Denoted by a change in paving
- Fencing and Furniture**
- 2.1m high closed board fence with matching gates
Colour: Black
 - 1.5m high closed board timber fence with matching gates
Colour: Black
 - 1.8m high closed board timber fence with matching gates
Colour: Black
 - 2.1m Brick wall topped with railing and matching gates. Brick to match architecture
Railing Colour: Black
 - Wall to architect's detail
 - Gate to match fence
 - Parking Bay 'T' Marking
(Contrasting block colour)
 - Tree uplighting
 - Bollard with recessed low level lighting
Galvanised steel, hardwood
 - Bench 2000 x 590 x 450mm
Hardwood, galvanised steel
 - Tree Grille
- Soft Landscape**
- Fruit Tree planting
Heavy Standard (See planting schedule)
 - Tree planting
Extra Heavy Standard (See planting schedule)
 - Flowering meadow mix (WFG2)
 - Shrub planting
(See planting schedule)
 - Shrub and herbaceous planting
(See planting schedule)
 - Specimen herbaceous planting (See planting schedule)
 - Grass Seed

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3	15/12/16	PLANNING	AL	CS
2	05/12/16	PLANNING	AL	CS
1	20/10/16	PLANNING	AL	CS

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
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Jactin House, 24 Hood Street, Manchester M4 6WX
T: 0161 312 3131 W: urbangreen-space.co.uk

Client: De Trafford Estates Group

Project: Victoria Mill

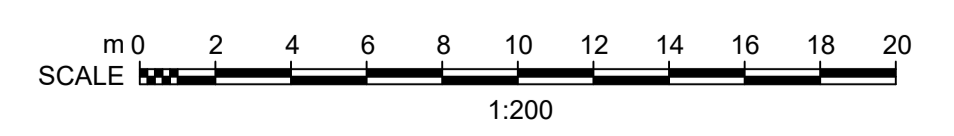
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Status: PLANNING

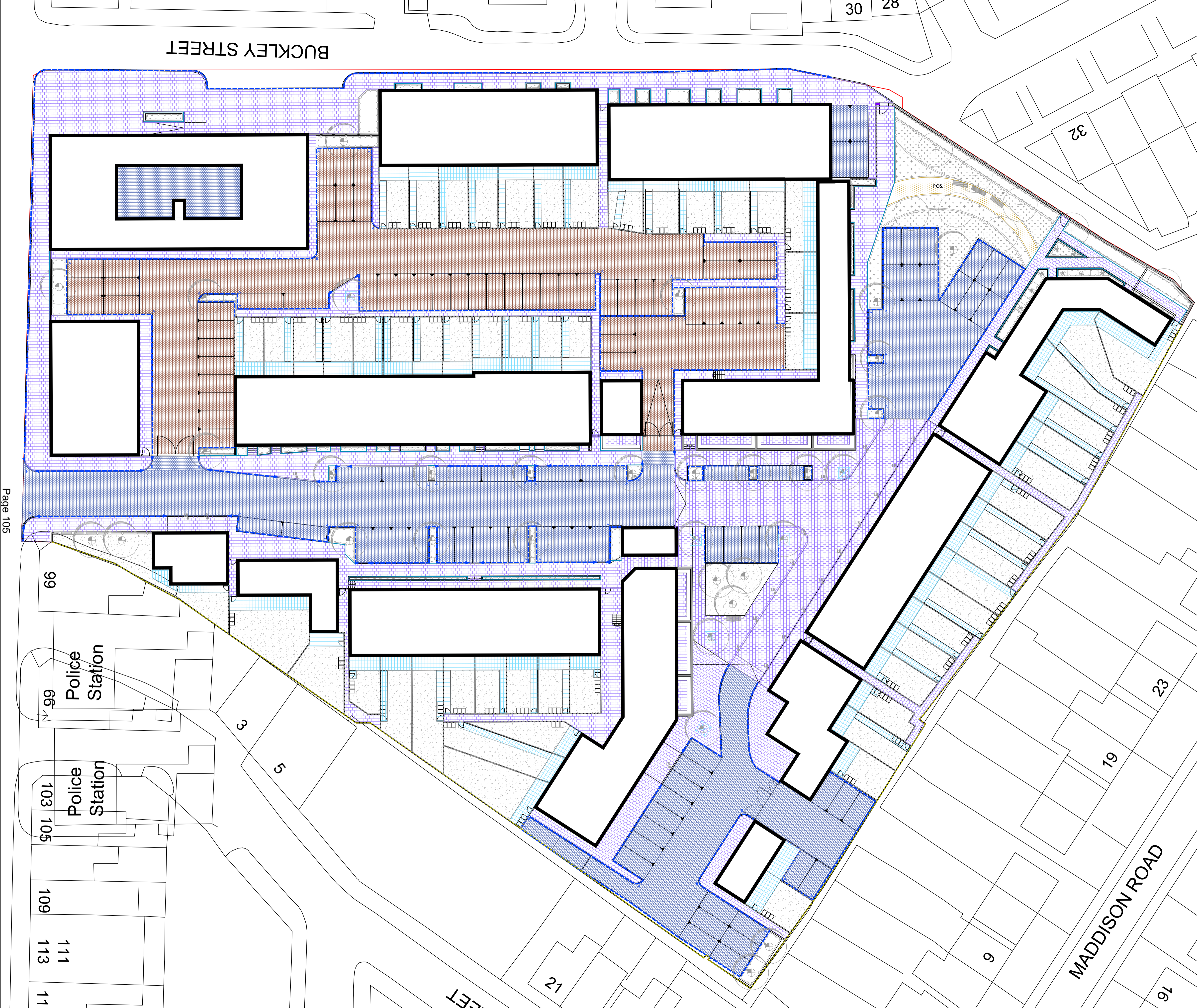
Project: 11338 **Drawn:** AL **Checked:** CS

Scale @ A1: 1:200 **Date:** 20/10/16 **Approved:** MT

Drawing No: 11399_L01 **Revision:** 7



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- ### Key
- #### Hard Landscape
- Conservation Textured Flag Paving
Colour: Silver Grey
Size: 400 x 400 x 65mm
Layout: Stack bond
 - Concrete Block Paving - Grey Mix
Size: 200 x 100 x 80mm
Layout: Staggered half bond
 - Tegula Setts - Pennant Grey
Size: 120 Gauge x 160/120/80 x 80 mm
Layout: Random Laid Course
 - Tegula Setts - Traditional
Size: 120 Gauge x 160/120/80 x 80 mm
Layout: Random Laid Course
 - Compressed Gravel Path
6mm
 - Drop Kerb
Size: 915 x 255 x 205mm laid flush
Colour: Silver Grey
 - Kerb- 100mm Nominal upstand/
6mm nominal upstand to raised table
Transitional kerb where necessary
Radius / Angled kerbs where necessary
 - PCC Pin Kerb to Planter Edge
 - Suggested Refuse Collection Points
Denoted by a change in paving

Precedent Images:



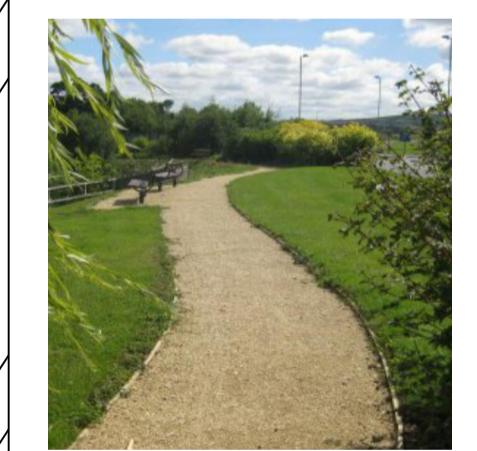
Conservation Textured Flag Paving



Concrete Block Paving -Grey Mix



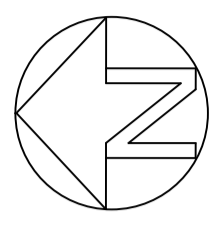
Tegula Setts - Pennant Grey



Compressed Gravel Path

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3	15/12/16	PLANNING	AL	CS
2	05/12/16	PLANNING	AL	CS
1	20/10/16	PLANNING	AL	CS

REV.	DATE	DESCRIPTION	DRAWN	CHKD
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Jactin House, 24 Hood Street, Manchester M4 6WX
T: 0161 312 3131 W: urbangreen-space.co.uk

Client: De Trafford Estates Group

Project: Victoria Mill

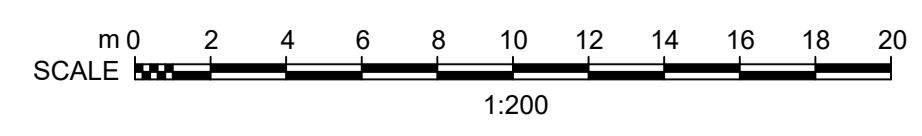
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Status: PLANNING

Project: 11399 Drawn: AL Checked: CS

Scale @ A1: 1:200 Date: 20/10/16 Approved: MT

Drawing No: 11399_L03 Revision: 7



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IMPORTANT NOTES:

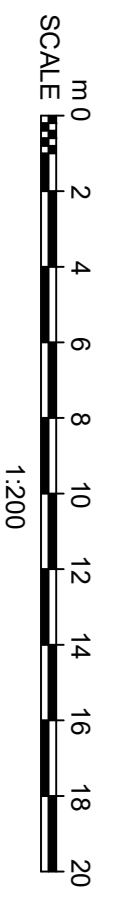
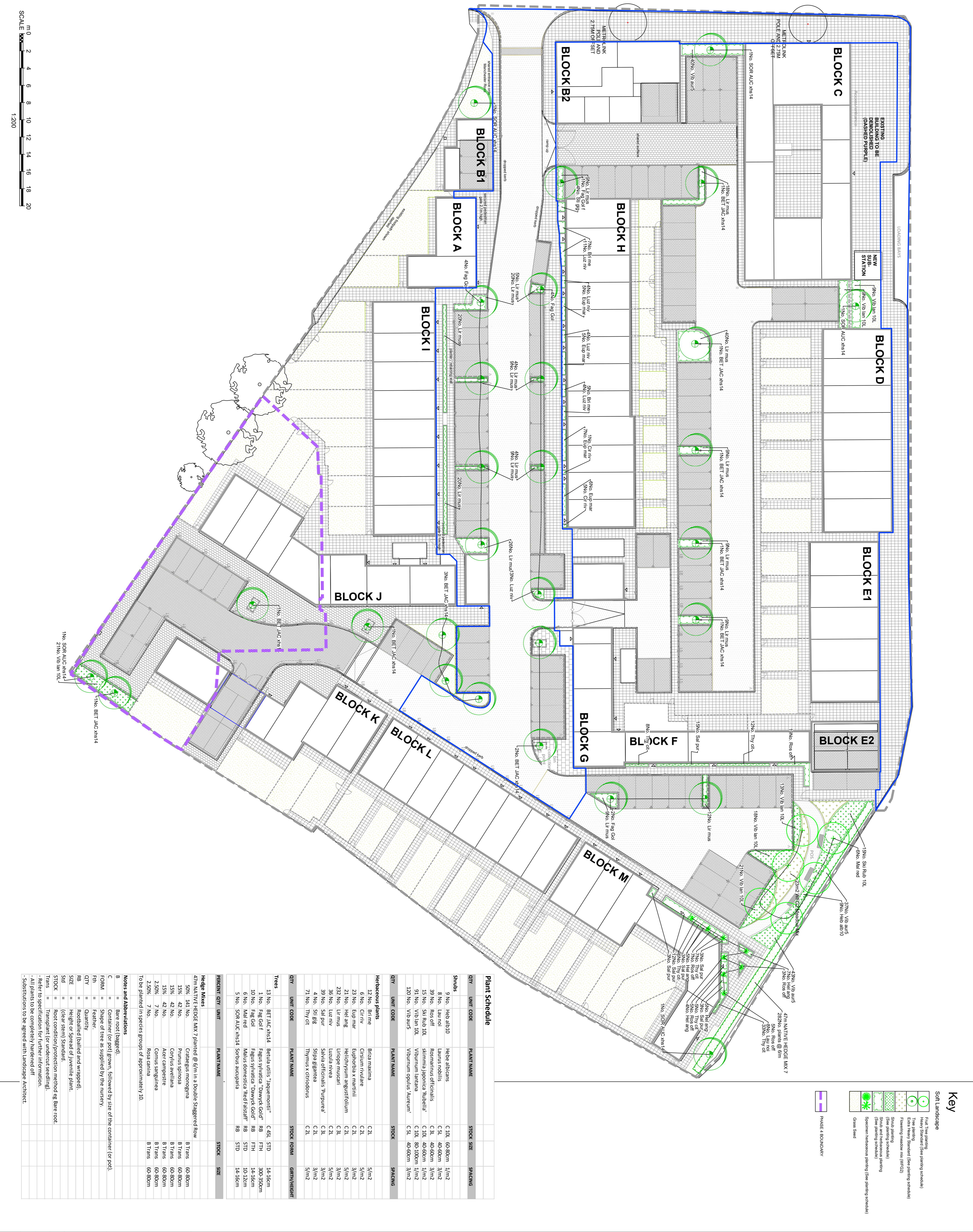
REVISION	DATE	DESCRIPTION

CLIENT: DETRAFFORD ESTATES
PROJECT: NEW RESIDENTIAL DEVELOPMENT
ADDRESS: MANCHESTER ROAD, DROYLSDEN
DRAWING TITLE: LOCATION PLAN
SCALE: 1:1250 @ A1
DATE: FEBRUARY 2014
DRAWING NO: A160_P_001

OLLIER SMURTHWAITE ARCHITECTS
 106 Albert Mill, 10 Hulme Hall Road, Manchester, M15 4LY
 T 0161 883 0838
 F 0161 883 0839
 E mail@olliersmurthwaite.com

LOCATION PLAN
 1:1250 AT A1

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Key

- Soft Landscape**
- First Tree planting (See planting schedule)
 - Tree Heavy Standard (See planting schedule)
 - Extra Heavy Standard (See planting schedule)
 - Strip planting (See planting schedule)
 - Specimen/retentional planting (See planting schedule)
 - Specimen/retentional planting (See planting schedule)
 - Green Stand
- PHASE 4 BOUNDARY**

Plant Schedule

QTY	UNIT CODE	PLANT NAME	STOCK SIZE	SPACINGS
9	No.	Heb abd10	C 10L 60-80cm	1/1m2
8	No.	Larunol	C 3L 40-60cm	3/1m2
39	No.	Ros off	C 3L 40-60cm	3/1m2
15	No.	Sit Rud 10L	C 10L 40-60cm	1/1m2
91	No.	Vib au10	C 10L 80-100cm	1/1m2
120	No.	Vib au5	C 3L 40-60cm	3/1m2

QTY	UNIT CODE	PLANT NAME	STOCK	SPACINGS
12	No.	Bt me	C 2L	5/1m2
6	No.	Crt riv	C 2L	5/1m2
23	No.	Eup mar	C 2L	5/1m2
21	No.	Hed ang	C 2L	5/1m2
232	No.	Lir mus	C 2L	5/1m2
36	No.	Luz riv	C 2L	5/1m2
39	No.	Sat pur	C 3L	3/1m2
4	No.	Sit B8	C 2L	5/1m2
71	No.	Thy ct	C 2L	5/1m2

PERCENT QTY	UNIT	PLANT NAME	STOCK	SIZE
50%	141 No.	Cataguis monogyna	8 Trans	60-80cm
15%	42 No.	Prunus spinosa	8 Trans	60-80cm
15%	42 No.	Corylus avellana	8 Trans	60-80cm
15%	42 No.	Acer campestre	8 Trans	60-80cm
2.50%	7 No.	Cornus sanguinea	8 Trans	60-80cm
2.50%	7 No.	Rosa damna	8 Trans	60-80cm

Notes and Abbreviations

B = Bare root (bagged)

C = Container (or pot) grown, followed by size of the container (for pot)

Fbh = Shape of tree as supplied by the nursery

Fth = Feather

QTY = Quantity

RB = Rootballed (balled and wrapped)

SIZE = Height or spread of juvenile plant

Std = (clear stem) Standard

STOCK = Root condition/protection method eg Bare root

Trans = Transplant (or undercut seedling)

- All plants to be completely hardened off

- Substitutions to be agreed with Landscape Architect

Do not scale the drawing (printed or electronic, revised)

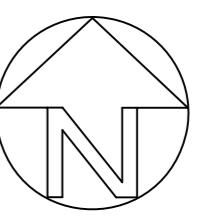
Contractor must check all dimensions from the construction of the site to ensure that the planting and landscaping is carried out in accordance with the specifications and specifications.

Any work to be done must be completed within the agreed timescale. The Contractor shall be responsible for the transportation of the planting material to the site and for the storage of the planting material on site.

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URBAN GREEN

Project: **Victoria Mill**

Client: **De Trafford Estates Group**

Project: **Soft Landscape**

Task: **PLANNING**

Project: **11389** Drawn: **AL** Checked: **CS**

Scale: **1:200** Date: **20/10/16** Approved: **MT**

Drawing No: **11389_L02** Revision: **6**

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- Application No:** 17/00921/FUL
- Proposal:** Amendment to House Type 1 (alterations to fenestration and re-positioning of chimney) and House Type 2 (alterations to first floor accommodation and detached garages to Plots 1 & 2 repositioned) approved under planning permission ref. 13/00199/FUL
- Site:** Land to the rear of 243-245 Mottram Road, Stalybridge
- Applicant:** Strategic Team Group, Strategic Business Centre, Glass Houghton
- Recommendation:** Grant Planning permission subject to conditions
- Reason for report:** Councillor Doreen Dickinson has requested that the application be determined by Members of the Speakers Panel (Planning) on behalf of a local resident who is concerned regarding the impact of the development on the residential amenity of the neighbouring property at no.1 Inglewood Hollow.

REPORT

1. APPLICATION DESCRIPTION

- 1.1 The applicant seeks planning permission to amend the sizes of the dwellings at plots 3 and 4 (extending the first floor accommodation over the integral garage), the details of the elevations of the house types and the location of the detached garages associated with plots 1 and 2 within the development approved under planning application reference 99/P/0828/FL (and renewed by subsequent applications, with the last being 13/00199/FUL.)

2. SITE AND SURROUNDINGS

- 2.1 The application site is the curtilage of 245 and land to the rear of 243-245 Mottram Road in Stalybridge. The neighbouring properties on Inglewood Hollow are located to the south east. No. 243 Mottram Road is located on the main road frontage to the north west, the property at 239b also abuts that boundary of the site, adjacent to the north western corner of the site. A dense area of trees is located beyond the north eastern boundary of the site.

3. PLANNING HISTORY

- 3.1 13/00199/FUL - Application to extend time limit for erection of 4 No. four-bed houses (application No. 09/01108/FUL) – approved 13.05.2013
- 3.2 09/01108/FUL - Application to extend time limit for erection of 4 no 4 bed detached houses approved under planning ref. 04/01846/FUL - Approved 01.04.2010
- 3.3 04/01846/FUL - Renewal of planning application 99/P/0828/FL for the erection of 4 detached houses - Approved 02.02.2005
- 3.4 99/P/0828/FL - Erection of 4no. detached dwelling houses. - Approved 23.02.2000

4. RELEVANT PLANNING POLICIES

- 4.1 National Planning Policy Framework (NPPF)

4.2 Planning Practice Guidance (PPG)

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

Unallocated, within the settlement of Stalybridge

4.4 **Part 1 Policies**

1.3: Creating a Cleaner and Greener Environment.

1.4: Providing More Choice and Quality Homes.

1.5: Following the Principles of Sustainable Development

1.10 Protecting and Enhancing the Natural Environment

1.12: Ensuring an Accessible, Safe and Healthy Environment

4.5 **Part 2 Policies**

H2: Unallocated Sites

H4: Type, size and affordability of dwellings

H10: Detailed Design of Housing Developments

T1: Highway Improvement and Traffic Management

T10: Parking

C1: Townscape and Urban Form

N4: Trees and Woodland

N5: Trees Within Development Sites

MW11: Contaminated Land

4.6 **Other Policies**

Greater Manchester Spatial Framework - Publication Draft October 2016;
Residential Design Supplementary Planning Document; and,
Trees and Landscaping on Development Sites SPD adopted in March 2007.

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

Section 1 Delivering sustainable development

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

Section 8 Promoting healthy communities

Section 11: Conserving and enhancing the natural environment

4.8 **Planning Practice Guidance (PPG)**

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

5. PUBLICITY CARRIED OUT

5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement.

6. RESPONSES FROM CONSULTEES

- 6.1 Local Highway Authority – no objections raised.
- 6.2 Borough Environmental Health Officer (EHO) - no objections raised.
- 6.3 Borough Tree Officer – no objections raised.
- 6.4 Greater Manchester Ecology Unit (GMEU) – no objections, subject to the imposition of conditions.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 Councillor Doreen Dickinson has requested that the application be determined at Planning Committee due to the concerns of the occupants of the property at 1 Inglewood Hollow (south east of the site) in relation to the impact of the proposed changes to plot 4 on the residential amenity of their property.
- 7.2 2 letters of objection from neighbouring residents have been received, raising the following concerns (summarised):
 - There is a huge difference in ground levels between the proposed site and 239b Mottram Road. The proposals to bring the garage at plot 2 so close to the boundary would mean the current open aspect from that neighbouring property would be reduced to overlook proposed towering brick wall.
 - The neighbouring property at 1 Inglewood Hollow is a bungalow. The proposal includes extending the side gable of the property at plot 4 towards the common boundary and the result would be two storey development within close proximity of that neighbouring property. There are windows serving a bathroom, dining-kitchen and lounge on the corresponding elevation of the neighbouring property. These windows would be overshadowed by the proposed development.

8. ANALYSIS

8.1 In accordance with the NPPF and Tameside UDP policies H2 and H10, the main issues raised by the application relate to the following:

- The principle of development;
- Impact on residential amenity;
- Impact on the character and appearance of the surrounding area;

8.2 The above matters are considered in more detail below.

9. PRINCIPLE OF DEVELOPMENT

9.1 The principle of development of the site for 4 dwellings has been established under the 1999 planning permission and the subsequent extensions of time to implement that permission. That planning permission has been implemented and therefore the principle of development has been established and is not being revisited in the determination of this planning application.

10. RESIDENTIAL AMENITY

- 10.1 The NPPF outlines the importance of planning in securing good standards of amenity for future and existing occupiers of land and buildings. Saved UDP Policy H10 seeks to ensure that new development does not result in any detrimental impact on the residential amenities of existing occupiers through loss of privacy, overshadowing or traffic.
- 10.2 The Residential Design SPD expands on issues covered by criteria under Policy H10 with, amongst other matters, the requirement of new development to maintain adequate separation distances between proposed and existing dwellings in order to protect the amenities of future and existing occupiers.
- 10.3 In relation to the extension of the first floor over the garage of plot 4, it is acknowledged that this would result in the development extending closer to the common boundary between the application site and the property at no. 1 Inglewood Hollow to the east of the site. There is a relatively sharp drop in levels between that neighbouring property and the application site, to the extent that the ground level at 1 Inglewood Hollow is roughly level with half way up the height of the window at ground floor level within the proposed dwelling. Whilst the ridge height of the proposed dwelling would be taller than the neighbouring bungalow, the drop in levels to the application site would ensure that approximately 6.5 metres of the gable elevation of the dwelling would be visible above the ground level of the neighbouring property.
- 10.4 There would be some impact in terms of additional overshadowing to the windows on the western elevation of no. 1 Inglewood Hollow as a result of the development. However, one of the windows in that elevation is obscurely glazed and serves a bathroom, 2 are secondary windows to a living room and the other is a secondary window to a dining kitchen. Whilst the latter 2 rooms are considered to be habitable, the main outlook from the living room is from a window on the front elevation of the property and a fully glazed window provides outlook and a source of light to the dining kitchen on the rear elevation. On that basis, it is considered that sufficient light would serve those rooms and the outlook would be preserved to a degree that would not result in material harm to the amenity of the occupiers of that property.
- 10.5 The conservatory at the rear of no. 1 Inglewood Hollow has a side elevation facing the common boundary with the application site but is set in from the western elevation of the host property and also has outlook from the rear elevation into the garden area associated with that dwelling. It is therefore considered that there would be no unreasonable loss of light to that room as a result of the proposed development therefore. Overall, given that the proposed dwelling would be located due west of that neighbouring property, the potential additional overshadowing would be limited to the latter part of the day. Given that the windows affected are not primary habitable room windows, it is considered that the impact in terms of overshadowing would not result in adverse harm to the occupiers of no. 1 Inglewood Hollow.
- 10.6 In terms of overlooking, an oblique relationship would be retained between bedroom 4 of the proposed dwelling and the eastern elevation of no. 1 Inglewood Hollow and the rear garden areas associated with that property. Mature planting also exists within the lane that bisects the boundaries of the two properties (outside of the application site) which would provide some screening across the common boundary between the sites. The gable elevation of the extended dwelling would not include any openings and so no direct overlooking over the common boundary could occur from that elevation. On that basis, it is considered that harmful overlooking would be avoided.
- 10.7 In relation to the impact of the proposed extension to the first floor level of plot 3 and the neighbouring property at 239b Mottram Road to the west, this would be located on the north eastern end of that plot and so would not result in any unreasonable overshadowing

of that neighbouring dwelling. No additional opportunities for unreasonable overlooking would be created into that neighbouring property due to the fact that the window in the rear elevation of the extension to plot 3 would face north west. The perception of overlooking would also be reduced by the mature nature of the landscaping on the common boundary between the site and no. 239b Mottram Road.

- 10.8 Given that the footprint and location of the dwellings would remain the same as the previously approved scheme, it is considered that the alterations to the fenestration and the relocation of the chimneys on plots 1 and 2 would not result in any unreasonable overlooking into or overshadowing of any of the neighbouring properties. Likewise, given the single storey nature of the detached garages to serve plots 1 and 2, it is considered that the proposed revision to their location within the respective plots would not result in any unreasonable overlooking into or overshadowing of any of the neighbouring properties.
- 10.9 Following the above assessment, it is considered that the proposals would not result in a detrimental impact on the residential amenity of any of the neighbouring properties to the extent that would warrant refusal of the application.

11. IMPACT ON CHARACTER AND APPEARANCE OF SURROUNDING AREA

- 11.1 Saved Tameside UDP Policies C1 and H10 together with the NPPF all seek to ensure that any new development respects or improves the character of the surrounding area and adjacent properties in terms of scale, massing, materials, layout, bulk and height.
- 11.2 The proposed extension to plots 3 and 4 are considered not to be of a scale or design that would have an adverse impact on the character of the host property or the surrounding area, subject to the use of materials to match the approved buildings, which can be secured by condition. Similarly, the relocation of the garages and minor changes to the elevations would not result in changes that would be detrimental to the character of the development or the surrounding area.

12. OTHER MATTERS

- 12.1 The proposed changes would not affect the access arrangements serving the development or the configuration of the internal access road and as such would not result in any adverse impact upon highway safety.
- 12.2 The EHO has raised no objections to the proposals. A condition limiting the hours of construction was imposed on the original application and it is recommended that this be re-imposed in this case.
- 12.3 GMEU have also raised no objections, subject to conditions relating to mitigating the impact on badgers, limiting the timing of tree removal and securing biodiversity enhancements as part of the scheme. A condition requiring compliance with the conclusions and recommendations of the Habitat Survey and Bat Scoping Report submitted with the application would ensure that biodiversity enhancements are included within the development. The other recommended conditions are considered to be reasonable and are attached to the recommendation.
- 12.4 The Borough Tree Officer has not objected to the proposals, a scheme of landscaping was proposed as part of the original development and compliance with that scheme was secured by condition. A revised version of this condition is attached to the recommendation.

13. CONCLUSION

- 13.1 At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through decision taking. Paragraph 7 of the NPPF establishes three dimensions to sustainable development – economic, social and environmental and paragraph 8 of the NPPF indicates that these should be sought jointly and simultaneously through the planning system.
- 13.2 The layout and design of the proposed development has been assessed and is considered acceptable, in terms of its impact on the visual amenity of the area and the residential amenity of surrounding properties.
- 13.3 In view of the above, the proposal is considered to comply with relevant saved UDP Policies and the SPD on Residential Design. In considering the planning merits of the proposal against the requirements of the NPPF, the proposal is considered to represent sustainable development.
- 13.4 On this basis in accordance with the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the application is recommended for approval.

RECOMMENDATION

Grant planning permission subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the following approved plans/details:
 - 1:1250 Site location plan (drawing no. 4729/01)
 - 1:200 Proposed site layout plan (drawing no. 4729/03)
 - 1:50 Proposed plans and elevations (plots 03 & 04) (drawing no. 4729/05)
 - 1:50 Proposed plans and elevations (plots 01 & 02) (drawing no. 4729/04)
 - 1:50 Proposed garages plans and elevations (plots 01 & 02) (drawing no. 4729/06 Rev. A)
3. The materials used in the construction of the development hereby approved shall match in colour, type and external appearance the construction materials of the existing dwellings on the site, in accordance with the details submitted to discharge condition 2 of planning permission 13/00199/FUL. The development shall be retained as such thereafter.
4. The construction phase of the development shall be carried out in accordance with the following measures:
 - During the excavation works in the construction phase of the development, an escape route for animals that enter the excavated areas must be provided. Ramps should be no greater than 45 degrees in angle and holes should be securely covered.
 - Any excavations left open should be checked prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, as an on-going process during the construction phase of the works.

The above measures shall be adhered to during the entire period of the construction phase of the development.

5. The development hereby approved shall be carried out in accordance with the measures included in Section 5 (Conclusions and Recommendations) of the extended Phase 1

Habitat Survey and Bat Scoping Report produced by JCA dated 15th November 2017 submitted with the planning application. The bat bricks and boxes and bird boxes shall be installed prior to the occupation of any part of the development. The development shall be retained as such thereafter.

6. No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless otherwise agreed in writing with the Local Planning Authority.
7. The landscaping scheme to serve the development shall be carried out in accordance with the details submitted as part of planning application ref. 13/00199/FUL and shall be implemented and maintained in accordance with condition 11 of that planning permission.
8. During demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank and Public Holidays.

Reasons:

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure that the development reflects the character of the area.
4. To ensure that the development does not result in harm to badgers, which are classified as a protected species.
5. To ensure that biodiversity enhancements are secured as part of the development, in accordance with the guidance contained within paragraph 118 of the NPPF.
6. In order to prevent any habitat disturbance to nesting birds in accordance with the National Planning Policy Framework.
7. To ensure appropriate landscaping of the development.
8. To ensure that the residential amenity of the future occupiers of the development is preserved, in accordance with policy H10 of the Tameside UDP and the NPPF.

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**Application Number: 17/00921/FUL land rear of 243-245 Mottram Rd
Stalybridge**

**Photo 1 – view of the site looking north west from neighbouring
property at 1 Inglewood Hollow**



**Photo 2 – view looking north eastwards along the common boundary
between the application site, showing the north western elevation of the
property at 1 Inglewood Hollow. (windows looking towards the site).**



Photo 3 – view from within the site looking towards the north western elevation of 1 Inglewood Hollow



Photo 4 – view from within the site looking towards the north western boundary

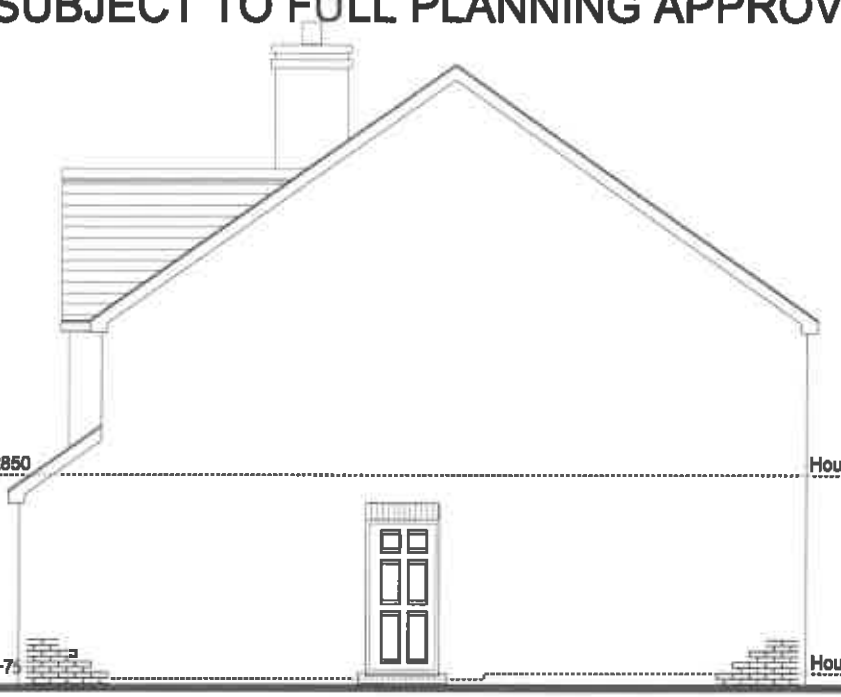


PLANNING APPROVED FOOTPRINTS (SUBJECT TO FULL PLANNING APPROVAL)

NOTES
 1. CONTRACTORS AND SUB-CONTRACTORS MUST CHECK AND ADJUST ALL DIMENSIONS BEFORE PROCEEDING THEREON OR COMMENCING WORK ON SITE.
 2. CONTRACTORS ARE TO BE RESPONSIBLE FOR IMPROVING THE IMPACT OF ANY DISCREPANCY OR TOLERANCE ON EITHER THIS DRAWING AND ANY OTHER RELATED DOCUMENT ISSUED UNDER THE STAMPED SEAL OF REGISTERED ARCHITECTS.
 3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE TAKEN FROM THE FACE UNLESS OTHERWISE SPECIFIED.



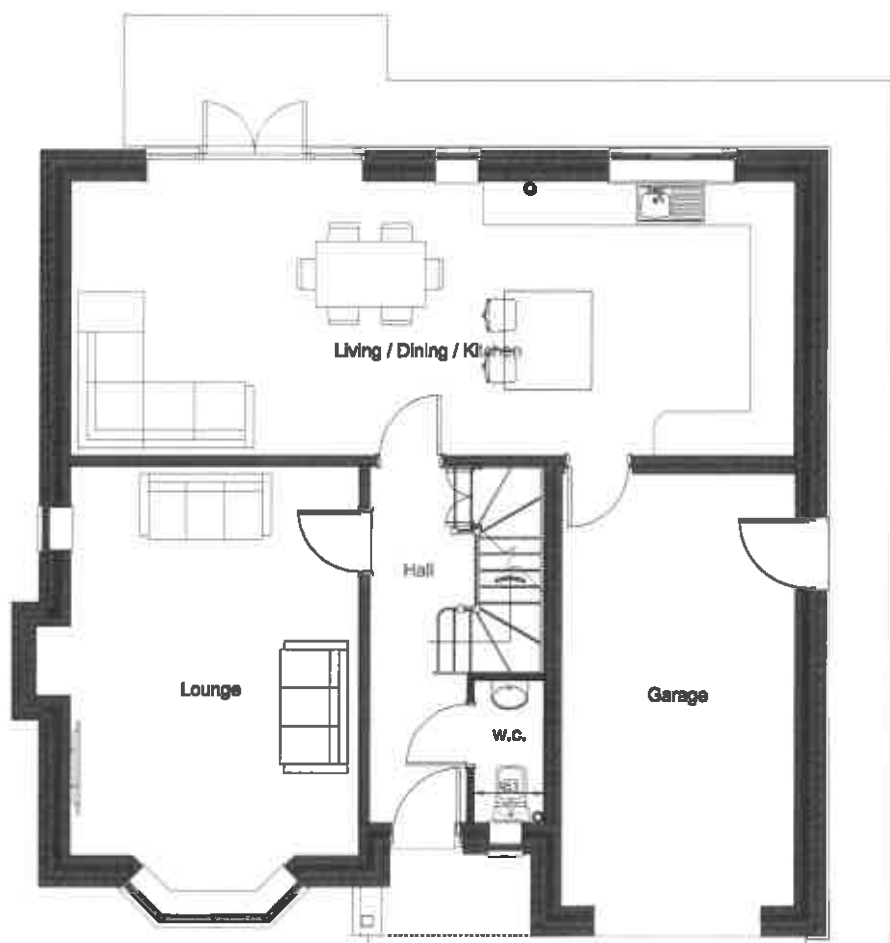
FRONT ELEVATION



SIDE ELEVATION



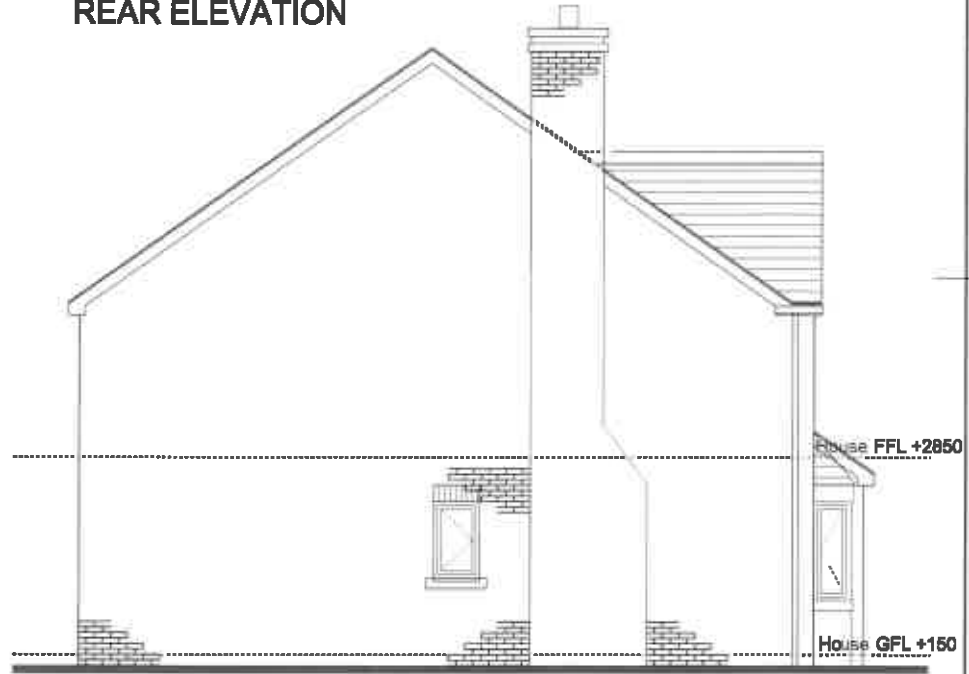
REAR ELEVATION



GROUND FLOOR
G.I.F.A. 70.9m²

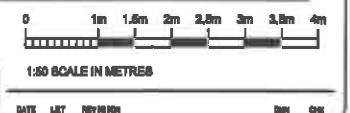


FIRST FLOOR
G.I.F.A. 88.8m²



SIDE ELEVATION

- LEGEND**
EXTERNAL MATERIALS
- BRICKWORK
 CURVED STITCHED BRICKS
 STONE OVERBROWN ARTIFICIAL BRICKS Laid IN
 STRETCHER BOND WITH A NEUTRAL COLOURED
 MORTAR
 - RENDER
 SAND/COLLOIDAL THROUGH COLOUR RENDER
 SYSTEM
 COLOUR = NATURAL STONE 010
 - CILLS & OTHER DETAILS
 WET-PAINT RE-CONSTITUTED STONE
 (NATURAL SANDSTONE)
 - WINDOWS
 UPVC DOUBLE GLAZED CASSETTE UNITS
 COLOUR = ANTI-PANIC (RAL 7015)
 - DOORS
 HIGHLY INSULATED COMPOSITE DOORS WITH
 WOODGRAIN EFFECT FINISH
 COLOUR = BLACK
 - ROOFING
 SANDLIT STEEPENED REVEN ROOFING (REVEN)
 - FASCIAS AND SOFFITS
 UPVC - ANTI-PANIC (RAL 7015)
 - RAINWATER GOODS
 GUTTERS AND DOWNPIPES - BLACK UPVC



DATE LET REVISIONS

W&P
Waller & Partners
 ARCHITECTS
 INTERIOR DESIGNERS

PROJECT MANAGERS
 CON CO-ORDINATORS

RESIDENTIAL DEVELOPMENT
 245 MOTTRAM ROAD
 STALYBRIDGE
 STRATEGIC TEAM GROUP

PROPOSED G.A.
 PLANS & ELEVATIONS
 (PLOTS 03 & 04)

SCALE AT 1:50@A1
 DRAWN AC
 CHECKED
 DATE 28-10-17
 NUMBER 4729/05
 REVISIONS

THESE DRAWINGS AND THE CONTENTS AND PATENT THEREIN ARE THE SOLE PROPERTY OF STRATEGIC TEAM GROUP AND NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

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REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE, CROWN COPYRIGHT, WALLER & PARTNERS, GROUND FLOOR, 1 MILLFIELD LODGE, COTTINGLEY BUSINESS PARK, COTTINGLEY, BINGLEY, BD16 1PY, AR100007065

0 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m



1:1250 SCALE IN METRES

CONTRACT/DRAWING

**LOCATION PLAN
LAND TO REAR OF 243-245 MOTTRAM RD
STALYBRIDGE, TAMESIDE**

SCALE	DRAWN	AC	DATE
1:1250@A4	CHECKED		03:10:17

DRAWING NUMBER	REVISION
4729/01	



ARCHITECTS
INTERIOR DESIGNERS

GROUND FLOOR
1 MILLFIELD LODGE
COTTINGLEY BUSINESS PARK
COTTINGLEY BINGLEY
BD16 1PY
TEL 01274 561645
FAX 01274 561696

PROJECT MANAGERS
CDM CO-ORDINATORS

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Application Number 18/00015/REM

Proposal Approval of reserved matters (appearance, landscaping, layout and scale) for a retail development on the site following grant of outline planning permission 14/00903/OUT

Site Land Bounded By Ashworth Lane and Chain Bar Lane, Hattersley

Applicant Maple Grove Developments

Recommendation Approve, subject to conditions

Reason for report A Speakers Panel decision is required because the application is a major

REPORT

1. APPLICATION DESCRIPTION

- 1.1 The applicant seeks approval of the reserved matters (appearance, landscaping, layout and scale) for a retail development on the site following grant of outline planning permission in 2014.
- 1.2 The outline application established the principle and approved the means of access for a development of a foodstore (use class A1), a café and drive through (mixed use A3/A5) and up to 5,608 square metres of floorspace to fall within use classes A1, A2, A3, A4 and A5 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The foodstore was restricted to a gross external area of 1,691 square metres by condition 6 of the planning permission, although that has since been extended to 1,867 square metres via a non-material amendment.
- 1.3 The reserved matters application seeks approval for the erection of a foodstore with a floorspace of 1,794 square metres, 9 units with uses falling within use classes A1 – A5 (total floorspace of 3,716 square metres) and a Drive-Through Restaurant unit with a floorspace of 167 square metres. The proposals fall within the parameters set at the outline stage therefore.
- 1.4 The applicant has provided the following documents in support of the planning application:
 - Planning Statement
 - Surface Water Report
 - Site Waste Management Plan
 - Topographical Survey
 - Drainage Layout Details
 - Arboricultural Report

2. SITE & SURROUNDINGS

- 2.1 The application site comprises land bounded by Stockport Road, Ashworth Lane and Chain Bar Lane, Mottram. The site is located at the junction of Stockport Road and Ashworth Lane and extends to 3.99 hectares. Land levels with the western part of the site are relatively flat before falling away considerably from west to east. The topography of the site is made more irregular by previous deposition of clearance material / spoil associated with re-development of other residential areas of the wider Hattersley estate.
- 2.2 The site was formerly a residential estate which is now predominantly cleared (demolition took place in c.2006) apart from one dwelling which fronts on to Stockport Road (A560) close to the junction with Ashworth Lane. This dwelling is the subject of a Compulsory Purchase Order (CPO). The Inquiry into that matter concluded recently. Existing vehicular access is obtained via Chain Bar Lane to the rear. Chain Bar Lane forms a large loop

running from its junction from Ashworth Lane (opposite the new Hub facility) through the application site and back to Ashworth Lane via a separate residential estate further to the east.

3. PLANNING HISTORY

The site history relevant to this application is as follows:

- 3.1 17/00668/MATCH - Non material amendment in relation to planning application no. 14/00903/OUT to increase the gross external area of the foodstore to 1,867 square metres – approved.
- 3.2 14/00903/OUT - Comprehensive redevelopment for a new district centre comprising class A1 foodstore, retail units (Class A1-A5), Drive-Through Cafe/Restaurant (Class A3/A5) with associated means of access (All other matters reserved), including the demolition of existing buildings and structures – approved

4. RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) Allocation

Unallocated

Part 1 Policies

1.3: Creating a Cleaner and Greener Environment.

1.5: Following the Principles of Sustainable Development.

1.6: Securing Urban Regeneration

1.7: Supporting the Role of Town Centres.

1.12: Ensuring an Accessible and Safe Environment.

Part 2 Policies

S1: Town Centre Improvement

S3 New Retail Developments Outside Town Centres.

S9: Detailed Design of Retail and Leisure Developments.

T1: Highway Improvement and Traffic Management.

T10: Parking.

MW11: Contaminated Land

MW12: Control of Pollution

MW14 Air Quality

N3: Nature Conservation Factors

N4 Trees and Woodland

N5: Trees Within Development Sites

U3: Water Services for Developments

U4: Flood Prevention.

U5: Energy Efficiency

OTHER POLICIES

Hattersley and Mottram Supplementary Planning Guidance (April 2004)

Hattersley Development and Delivery Strategy (November 2005)

Tameside Retail Study (May 2010)

4.5 National Planning Policy Framework (NPPF)

Part 1: Building a strong competitive economy

Part 2: Ensuring the vitality of town centres

4.6 **Planning Practice Guidance (PPG)**

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

5. **PUBLICITY CARRIED OUT**

- 5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

6. **RESPONSES FROM CONSULTEES**

- 6.1 Coal Authority - no objections subject to the attachment of an informative to the decision notice detailing the applicant's responsibilities with regard to dealing with coal mining legacy.
- 6.2 Local Highway Authority – no objections subject to conditions requiring the laying out of the car parking spaces as indicated on the proposed site plan and details of the finished levels within that part of the site. All other relevant matters are covered by conditions on the outline planning permission.
- 6.3 Borough Tree Officer – no objections to the proposals as the proposed replacement landscaping scheme would compensate for the loss of existing trees on the site.
- 6.4 Greater Manchester Ecology unit (GMEU) – no objections subject to the imposition of a condition requiring a scheme of biodiversity enhancements to be approved prior to the first operation of the development. All other relevant matters are covered by conditions on the outline planning permission.
- 6.5 Borough Environmental Health Officer (EHO) – no objections raised and no conditions in addition to those imposed on the outline planning permission considered necessary.
- 6.6 Trans Pennine Trail Office – the proposals do not address the fact that the Trans Pennine trail runs along the section of Chain Bar Lane which is included within the application site (to be stopped up and a turning head installed as part of the proposed development). This section of the route is used by walkers and cyclists and the development must not result in an obstruction of this route.

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

- 7.1 Cllr Chris Buglass has raised the following concerns:

- There would be detrimental health implications arising from the proposals to include hot food takeaways as part of the development.
- The retailers should be required to enter into an agreement with the council to take responsibility for the litter generated including helping on litter picks in the surrounding area.

- 7.2 The Longdendale Community Group has written in objection to the proposals raising the following concerns (summarised):

- The proposals will significantly increase traffic congestion in the area as the development is designed around people accessing the site by car.

- There will be negative environmental impacts arising from the litter and pollution associated with the development
- The scheme will have negative social impacts through the relocation of the centrally positioned old town centre to this more isolated location.
- The proposal will result in a highway safety hazard, with the access road for deliveries being adjacent to a bus stop on Ashworth Lane, close to the junction with Stockport Road.
- The location of the development on a busy highway junction would result in hazardous conditions for pedestrians, with the need to cross 2 busy roads to access the development.
- The development will result in detrimental economic impacts on the independent shops in Hyde and Mottram, leading to a loss of jobs – this weakens the benefit of the jobs created by the proposed development.
- In order to be sustainable, this development should include far less provision for car parking and parking charges should apply to offset the environmental impacts of the development.
- There should be no drive-through operation and the development should be occupied by local businesses.
- The range of uses should not include takeaways or other uses that would reduce the health of the population.
- The design of the scheme should make reference to the character of stone built development in Mottram – the proposed scheme fails to achieve this.
- The servicing access for the units should be re-located to the southern edge of the development to improve the highway safety implications of the development.
- The noise associated with delivery vehicles accessing the development would have a detrimental impact on the residential amenity of those properties that are located along the highways on the approach to the site – which are already detrimentally affected by the traffic associated with the Tesco store.
- Increased litter in the locality arising from the development would have an adverse impact on the biodiversity value of the site and surroundings.
- The relocation of the Monkey Puzzle tree from the location of the Hattersley Hub site to a position south of the land that is the subject of this application highlights the lack of regard for landscaping in the area, a situation that would be made worse by the removal of trees to make way for this development.
- 36,000 vehicles currently pass along Hyde Road, resulting in heavy congestion and poor air quality, which has serious health implications. The additional traffic from this development will make these adverse conditions even worse
- A survey has been undertaken of the views of Mottram residents to the proposals. In total 281 residents, shopkeepers or shoppers objected to the plans. None were in favour. Reasons given for opposing it are that:
 - the plans do not cater mainly for the local community's interests (say 90 % of the residents);
 - it will attract more traffic, bringing air and noise pollution (say 90 % of residents);
 - there will be more light pollution, smells, rubbish and vermin (88 %);
 - Tameside's health record is already poor, so yet more fast food outlets will make matters worse (79 %);- and that yet more wildlife habitats will be lost - this is an important migration corridor (78 %).
 - the old District Centre location was more central for Hattersley – more facilities are needed there (56 %).
 - For the more immediately affected, close to the development site, there were concerns that night-time deliveries will disturb sleep.

This survey gave the opportunity for residents to have their own say in how they would like the proposed site south of the Tesco Extra to be developed. Results indicate:

- 69 % of residents would like a Park or landscaped green area there for walking and other recreation.

- Other very popular ideas included a centre for youth activities, especially in the evenings, with facilities for indoor games; a centre for mixing socially, with activities e.g. dancing;
 - allotments;
 - small, independent shops with friendly local shopkeepers who care for and know their customers; - and an outdoor market-place area for market traders, farmers' market, outdoor social gatherings, etc.
- The proposals would result in an increased risk of flooding – including along Hurst Clough – this has already been an issue in the locality during heavy rainfall, and given the topography of the site, over-development is in danger of placing too great a demand on drainage facilities, putting both existing and prospective developments at serious flood risk.

7.3 In addition to the above, 21 letters of objection have been received from local residents, raising the following concerns (summarised):

- Traffic generated by the development would result in further congestion in the surrounding areas – there is frequent grid-lock conditions up to the 'Crown Pole' junction and down to Mottram traffic lights, additional traffic movements will make this situation worse. No further major development should occur in the area until the Mottram by-pass is completed.
- The proposed uses (particularly the drive through and hot food takeaway uses) would add to the health problems already prevalent in the Borough in terms of obesity and issues associated with poor air quality.
- The site is to the east side of Hattersley and is quite a long way away from other parts of Hattersley. The public transport options are abysmal meaning most visitors and workers will drive there. Contrast this with Hyde town centre. Already a hub with excellent public transport options, particularly for workers. Hyde town centre also needs the investment and new shops will bring a critical mass back to the town, attracting both shoppers and further shops.
- The proposal will result in a detrimental impact upon the vitality and viability of existing retail businesses in surrounding settlements – such as Charlesworth and Hyde.
- This is a residential area and is not an appropriate location for commercial development and the associated impacts such as noise and disturbance from deliveries and traffic accessing the development.
- The local community has suggested a number of preferable alternative uses of the land more in keeping with the needs of the area. These include the building of affordable homes of which we are constantly reminded in the press and elsewhere there is a severe shortage.
- The proposed landscaping scheme is considered to be inappropriate – more native species should be included and the adjacent Monkey Puzzle tree may be adversely affected by the proposals.
- Regarding the "mix of uses", it is not clear why a second food store is proposed, as the SPG provided for just one large food store to "anchor" the development. The case for going beyond one food store has never been made and, as the layout plan has not yet been fixed, the proposal should not be accepted without a thorough justification.
- Ashworth Lane has grown much busier over the past three years, and there have been several accidents and one death. Requiring service vehicles to use Ashworth Lane creates new hazards for traffic, cyclists and pedestrians and is likely to exacerbate the congestion already experienced. Slow moving traffic creates pollution that is unwelcome in what is designated a pedestrian shopping area with nearby bus stops. Fast moving traffic and delivery vehicles create noise – particularly noticeable at night. Moving the access to Stockport Road seems to be an obvious response to the problems.

- The whole development should be made a pedestrian-only area and Ashworth Lane should be rerouted southwards and then westwards to emerge on Stockport Road. This solves the problem of service vehicle access, promotes safety, allows the “north” and “south” sites to come together, and greatly improves the “feel” of the district centre. However, even this suggestion will not remove the already evident problem of residents accessing the District Centre from the west side of Stockport Road on foot, having to negotiate trunk road traffic.
- There are already a number of food stores within 10 miles of the site and a large Tesco immediately adjacent to the site. As such, an additional food store in this location is not required.
- There are several major rural leisure footpaths including Cown Edge Way, Goyt Valley Way and the Transpennine trail all within close proximity of the site. These risk being adversely affected by the litter, noise and pollution generated by the proposed development.
- Regarding encouraging cycling to the site, this is a high crime area so few cyclists will risk leaving their bikes unattended there. Any cycle racks therefore need to be carefully located so they are not a target for theft. Preferably, state of the art facilities which allow users to be confident that their bikes won't be stolen need to be installed.
- If this is supposed to be a local centre for local people to walk to rather than just another out-of-town shopping centre how will the council ensure that the shops provide what local people need on a daily basis rather than being retailers selling 'occasional purchase' goods such as electrical or furniture? The latter will simply encourage people from outside the local area to drive to the site thereby increasing pollution and congestion for the wider community while being of little benefit to it on a day-to-day basis.
- This is considered to be an isolated and inappropriate location for a town centre development, which should be sited in a location that people can easily walk to.

8. ANALYSIS

- 8.1 The principle of development of this site for the range of uses listed in the description of development has been established through the granting of outline planning permission. Whilst concerns regarding the location of the development, the implications of trip generation to the development, health concerns associated with the proposed uses and the impact on the vitality and viability of neighbouring town centres/independent business are noted, these matters cannot be revisited at the reserved matter stage. This is due to that fact that these considerations have already been assessed and considered suitable through the granting of outline planning permission, subject to the restrictions contained within the conditions of that approval.
- 8.2 The issues to be assessed in the determination of this reserved matters planning application are:
- 1) The impact of the development on the character and appearance of the site and surrounding area
 - 2) The impact on the residential amenity of neighbouring properties
 - 3) The impact on highway safety
 - 4) The impact on flood risk/drainage
 - 5) The appropriateness of the proposed landscaping scheme and impact on ecology
 - 6) Other matters

9. CHARACTER OF THE SITE AND SURROUNDING AREA.

- 9.1 The north western corner of the proposal would include a pedestrian link from the pedestrian crossing on Ashworth Lane into the development. The creation of a landscaped area on this approach to the development is considered to be a positive element of the design, allowing views through to the central part of the development. This results in a

permeable and legible development for people approaching the development from the Hub on the opposite corner of the Ashworth Lane/Stockport Road junction.

- 9.2 The scheme has been amended to alter the layout of the compound area associated with the food store in the south western corner of the development. This amendment has allowed a legible connection to be provided for pedestrians crossing the new above ground crossing on Stockport Road, which will replace the existing underpass. Whilst to a degree the design of this link is weakened by the fact that it would still run immediately adjacent to the compound area at the rear of the food store, it is nevertheless an improvement on the original submission in terms of encouraging access to the development on foot by residents living to the west of Stockport Road.
- 9.3 The scheme has also been amended to reduce the level of car parking to 271 spaces, down from the 293 originally proposed. This has resulted in space being provided for soft landscaping within the centre of the site to reduce the mass of hardstanding within the development. Officers consider that there is greater scope to reduce the level of car parking and further enhance the soft landscaping and the pedestrian environment within the central part of the development, given that the level of parking proposed is equivalent to that advanced at the outline stage, when a substantially greater amount of floorspace was proposed.
- 9.4 The harm arising from this element of the scheme is reduced to a degree by the inclusion of additional landscape planting on the northern and western edges of the development. Whilst officers acknowledge that the extent of the proposed parking area and the environment created is not ideal, this element of the scheme is considered not to result in substantial harm given that the outline permission has established the principle of a food store and retail space sufficient to include other relatively large units, as indicated by unit 2 on the proposed layout plan. Such uses are likely to generate sales of a volume that mean that customers would more likely travel to the site by car.
- 9.5 The lack of outward facing frontage to the development is a concern that officers expressed throughout the course of the application process, including in pre-application discussions. The Hattersley and Mottram SPG makes a number of observations in relation to the design principles for development of this part of the new town centre (which also incorporated land to the north of Ashworth Lane, where Tesco and the Hub are now located). The SPG envisaged that 'the smaller shops and community facilities would be placed (on this site) facing out to the junction of Stockport Road and Ashworth Lane, which would be the most convenient position for pedestrian or public transport access....'
- 9.6 Whilst the pedestrian link referred to in the SPG would be provided in the proposed scheme, the rear elevations of the units facing the junction would be blank. The harm arising from this weakness is reduced to a degree by the fact that the western end of unit 10 and the northern elevation of the drive through would present active frontages to the pedestrian access in the north western corner. In the south western corner, the landscaping introduced along the western edge of the site would help to screen the blank elevation of the food store, but this would remain a long stretch of inactive frontage.
- 9.7 Whilst the power lines running though the eastern portion of the site do represent a constraint to orientating the food store so that the front of that unit could face Stockport Road, officers consider that the same physical constraints do not exist in relation to units 7-10. The proposed plans indicate that the ground level on the eastern end of that block would be sufficiently level to allow at least part of a unit in that location to be outward facing.
- 9.8 The applicant has indicated that it would not be viable to locate a double fronted unit in this location. Given the economic gain arising from the development (as examined in detail through the retail and impact assessments submitted with the outline planning application),

it is considered that this design weakness would not be sufficient to significantly and demonstrably outweigh the benefits of the proposals. The improvements to the quality of the pedestrian routes into the site secured during the course of the application are considered important in making this assessment.

- 9.9 In relation to the scale of the units, officers did raise the prospect of including larger buildings within the development, which would be possible in principle given that the level of floorspace advanced is below the ceiling limit permitted at the outline stage. The applicant considered this not to be viable and therefore the scale of the proposals remain as originally submitted. The elevational treatment would be modern but this is considered to be appropriate given the design of the adjacent Hub building and the separation distance between the site and more traditional stone development in Mottram.
- 9.10 Following the above assessment, officers consider that there are some weaknesses to the design of the proposals but that on balancing these against the positive elements of the proposals, including the improved pedestrian connectivity, the harm arising from this element of the scheme is not sufficient to warrant refusal of planning permission.

10. RESIDENTIAL AMENITY

- 10.1 The proposed layout plan is in accordance with the parameter plan approved at the outline stage in relation to the location of development within the site and the means of vehicular access on Stockport Road and Ashworth Lane.
- 10.2 Given that the buildings would be below 2 storeys in height and the separation distances to be retained to the closest neighbouring residential properties to the east (fronting into Ashworth Lane and Chain Bar Lane) to prevent any unreasonable impact in terms of overshadowing or loss of privacy on those properties, including once the drop in land levels from the application site to those properties is accounted for.
- 10.3 Similarly, the separation distance to be retained to the properties on the western side of Stockport Road would be sufficient to prevent any unreasonable overshadowing or loss of privacy, having regard to the fact that the highway bisects the intervening distance.
- 10.4 In terms of the impact of noise and disturbance generated by the proposed development, the amount of floorspace would be below the levels permitted through the outline consent and the level of car parking would not exceed the ceiling number approved at that stage. The range of uses proposed would also fall within the range approved by the outline planning application. On that basis, it is considered that the noise and air quality impact of the development would not be reasonable grounds on which to refuse this reserved matters application.
- 10.5 Conditions limiting the hours of operation of the units, requiring details of the means of mechanical extraction and ventilation of the drive through café unit, limiting the hours of work during the construction phase and compliance with the noise assessment were attached to the outline planning permission and would be sufficient to mitigate any unacceptable impact on the residential amenity of any of the neighbouring properties. This assessment is reflected by the lack of objection from the EHO, who has not suggested any further conditions be attached in the event of approval of this reserved matters application.
- 10.6 On the basis of the above assessment, the proposals are considered not to result in an adverse impact on the residential amenity of neighbouring properties within the context of the nature of development approved at the outline stage.

11. HIGHWAY SAFETY

- 11.1 Whilst the concerns of residents regarding congestion resulting from the trips generated by the development are noted, the scheme would be within the limits of the size of the units and number of car parking spaces permitted at the outline stage. The safety of the proposed access arrangements were also approved at that stage as access was not a reserved matter. On that basis, the reserved matters proposals would not result in a severe impact on highway safety and in accordance with the guidance in paragraph 32 of the NPPF, planning permission should not be refused on these grounds.
- 11.2 The Local Highway Authority has not raised any objections to the proposals, subject to the imposition of conditions requiring the finished levels of the car parking area to be submitted and approved and the car parking spaces to serve the development to be laid out as shown on the submitted plans prior to the first operation of the development. These conditions are considered reasonable and can be attached to the decision notice. Other relevant conditions were attached to the outline planning permission and therefore do not need to be duplicated.
- 11.3 A condition is recommended to ensure that the details of secure cycle storage are provided as part of the development, to enhance the environmental sustainability of the scheme and encourage trips to the site by alternative means of transport to the private car.

12. FLOOD RISK/DRAINAGE

- 12.1 The application site is located within Flood Zone 1 and is therefore considered to be at a low risk of flooding. Hurstclough Brook is located to the east of the site. That watercourse is culverted below Ashworth Lane and along the extent of the eastern boundary of the application site and then re-surfaces to the south east of the site. Any surface water run-off from the development into this watercourse must not exceed the greenfield run off rate, in accordance with the guidance in the NPPF.
- 12.2 Appropriate conditions were attached to the outline planning permission in relation to securing a sustainable means of surface water drainage from the development, requiring details of the means of draining foul water from the development and ensuring that the foul and surface water are drained separately. On that basis, United Utilities has no objections to the proposals. The applicant has submitted some drainage information with this reserved matters application. Further details will need to be provided in order to discharge the relevant conditions attached to the outline planning permission.

13. LANDSCAPING AND ECOLOGY

- 13.1 The amended proposals indicate that trees would be planted at regular intervals along the northern, eastern and western edges of the development. The species mix would include Silver birch, Alder and Hawthorn. These are native species and the type, number and location of the trees are considered to be appropriate in terms of softening the impact of the development in wider views. The tree planting in the north western corner of the site would increase the legibility of the pedestrian link into that corner of the development and the planting along the eastern edge would help to screen the palisade fencing to be erected on that site boundary.
- 13.2 The planting along the western edge of the development, introduced in the amended scheme, would help to screen the western elevation of the food store and improve the environment for pedestrians approaching the site from the crossing on Stockport Road in to the south western corner of the development. The hedge and shrub planting is also considered to be appropriate and would help to soften the impact of the hard surfaced car

parking area. The Monkey Puzzle Tree referred to in objections received from members of the public is beyond the eastern boundary of the site and would not be adversely affected by the proposals. The protection of all existing trees within and adjacent to the boundaries of the site during the construction phase of the development can be secured by condition.

- 13.3 The Borough Tree Officer has raised no objections to the proposals. Details of the timing of implementation and management of the soft landscaping scheme can be secured by condition. The trees to be removed from the site to facilitate the development are considered not to be of high amenity value and the proposed replacement landscaping scheme is considered to be appropriate mitigation, having been increased following amendments to the scheme.
- 13.4 The use of tegula paving to provide hard landscaping features in order to emphasise the pedestrian entrance into the north western edge of the development is considered to be a positive element in relation to the proposed hard landscaping scheme. Compliance with the submitted details in this regard can also be secured by condition.
- 13.5 In relation to ecology, GMEU have raised no objections to the proposals at this reserved matter stage, subject to the inclusion of bat boxes within the scheme to compensate for the loss of existing trees on the site. In line with the requirement of the NPPF to encourage biodiversity enhancements as part of development proposals, a condition requiring details of where bird boxes are to be positioned within the development can be secured by condition.

14. OTHER MATTERS

- 14.1 In relation to the impact of the development on the Trans Pennine Trail, a condition requiring the submission of a management plan detailing the measures to be put in place during the construction phase of the development to ensure that a temporary diversion to the route is implemented can be added to the decision notice. The plans indicate that a footpath would be installed along the edge of the section of Chain Bar Lane to be stopped up, which would allow continued use of this section of the Trans Pennine Way and connection to the adjacent Public Rights of Way by pedestrian and cyclists, avoiding any detrimental long term impact.
- 14.2 In relation to the health implication of the proposed uses, that is not a matter to be revisited at this reserved matters stage as the range of uses to be included within the development were approved at the outline stage.
- 14.3 The Coal Authority has not raised any objections to the proposals. The site falls outside of an area considered to be at a high risk with regard to coal mining legacy. An informative advising the applicant of their responsibilities in this regard can be attached to the decision notice. An informative can also be attached in relation to the actions required should sources of contamination be encountered during the construction works can be attached at this reserved matters stage.

15. CONCLUSION

- 15.1 The amended scheme has improved the landscaping and permeability of the development. There are some weaknesses in the design of the scheme and whilst the constraints of the site are noted, officers are of the view that a more outward facing development would be desirable and could be achieved, at least in part, on the northern boundary of the site. That said, there would be active frontage to the pedestrian link in the north western corner and the scheme has been amended to improve the quality of the environment associated with the pedestrian link across Stockport Road in the south western corner of the site. Given the

economic benefits that the scheme would bring (as determined at the outline stage) , it is considered that on balance, the proposals are acceptable in design terms.

- 15.2 The proposals are considered not to be detrimental to highway safety given that the total floorspace of the units and the number of car parking spaces to be provided would be within the parameters approved at the outline stage, at which point the means of access was approved. The scale and siting of the buildings are considered not to result in an adverse impact on the residential amenity of neighbouring properties. The proposed soft and hard landscaping schemes are considered to be appropriate.
- 15.3 In weighing up all of the material planning considerations, officers consider that, on balance, the proposals accord with the relevant national and local planning policies quoted above.

16. RECOMMENDATION

Grant planning permission, subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plans:
 - 1:1250 Site location plan
 - Proposed site plan (drawing no. 003 Rev. H)
 - Proposed connectivity and access plan (drawing no. P9200)002)
 - North west gateway entrance plan (drawing no. MR17-112/105)
 - Soft landscaping proposals (north) plan (drawing no. MR17-112/103 Rev. B)
 - Soft landscaping proposals (south) plan (drawing no. MR17-112/104 Rev. A)
 - Hard landscaping proposals (north) plan (drawing no. MR17-112/101 Rev. B)
 - Hard landscaping proposals (south) plan (drawing no. MR17-112/102 Rev. A)
 - Proposed site boundary treatments plan (drawing no. 018 Rev. C)
 - Proposed Latitudinal Sections plan (drawing no. 017 Rev. C)
 - Proposed Longitudinal Sections plan (drawing no. 016 Rev. C)
 - Proposed Street Scenes plan (Stockport Road/Ashworth Lane) (drawing no. 014 Rev. C)
 - Proposed floor plans units 7-10 plan (drawing no. 008 Rev. B)
 - Proposed elevations - unit 1 plan (drawing no. 010)
 - Proposed first floor plans – unit 1 (drawing no. 004 Rev. A)
 - Proposed roof plans – unit 1 (drawing no. 005)
 - Proposed elevations – units 2-6 (drawing no. 011 Rev. A)
 - Proposed floor plans – units 2-6 (drawing no. 006)
 - Proposed roof plan – units 2-6 (drawing no. 007)
 - Proposed elevations – units 7-10 (drawing no. 012 Rev. B)
 - Proposed elevations – unit 11 (drawing no. 013 Rev. A)
 - Proposed floor/roof plans – unit 11 (drawing no. 009 Rev. A)
 - Proposed section through access ramp off Stockport Road (drawing no. 019)
2. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the buildings; in the construction of all boundary walls, fences and railings; and, in the finishes to all external hard-surfaces have been submitted to, and approved in writing by, the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

3. The hard and soft landscaping to be incorporated within the development hereby approved shall be installed in accordance with the details as shown on the following approved plans (insofar as they relate to the application site):

Soft landscaping proposals (north) plan (drawing no. MR17-112/103 Rev. B)
Soft landscaping proposals (south) plan (drawing no. MR17-112/104 Rev. A)
Hard landscaping proposals (north) plan (drawing no. MR17-112/101 Rev. B)
Hard landscaping proposals (south) plan (drawing no. MR17-112/102 Rev. A)
Proposed site boundary treatments plan (drawing no. 018 Rev. C)

prior to the first operation of any of the units hereby approved.

4. The approved scheme of landscaping scheme shall be implemented before the first occupation of any part of the development or in accordance with a programme agreed previously with the local planning authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species.
5. The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved Proposed site plan (drawing no. 003 Rev. H), prior to first operation of any of the units hereby approved and shall be retained free from obstruction for their intended use at all times thereafter.
6. No development shall commence until a management plan detailing the measures to be adopted to prevent obstruction of the Trans Pennine Trail route through the southern part of the site during the construction phase of the development have been submitted to and approved in writing by the Local Planning Authority. The measures contained within the approved management plan shall be implemented prior to the commencement of development and retained for the duration of the construction works.
7. Prior to the first operation of any of the units hereby approved, details of bird boxes to be installed within the development (including scaled plans indicating their location within the development and a specification of the items to be installed) shall be submitted to and approved in writing by the Local Planning Authority. The bird boxes shall be installed in accordance with the approved details prior to the first operation of any of the units hereby approved and shall be retained as such thereafter.
8. No part of the development hereby approved shall operate or become open to members of the public until details of the provision of secured storage for bicycles within the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided prior to the first operation of the units and the development becoming open to members of the public, in accordance with the approved details and shall be retained as such thereafter.
9. No development shall commence until details of the tree protection measures (meeting the requirements of BS5837:2012) to be installed around the trees to be retained within and adjacent to the boundaries of the land have been submitted to and approved in writing by the Local Planning Authority. The protection measures shall be implemented in accordance with the approved details prior to the commencement of development and shall be retained as such for the duration of the construction phase of the development.

Reasons for conditions:

1. For the avoidance of doubt.
2. To ensure that the development respects the character of the surrounding area.
3. To ensure appropriate landscaping is incorporated into the development
4. To ensure that the approved landscaping scheme is appropriately maintained.
5. To ensure adequate parking provision to serve the development.
6. To ensure that the development does not result in obstruction of the Trans Pennine Trail.
7. To ensure that biodiversity enhancements are secured as part of the development hereby approved.
8. To ensure cycle storage is provided to enhance the environmental sustainability of the development.
9. To ensure that the trees to be retained are adequately protected during the construction phase of the development.

Informatives:

Coal mining low risk

Contaminated land

Linked to outline planning permission 14/00903/OUT

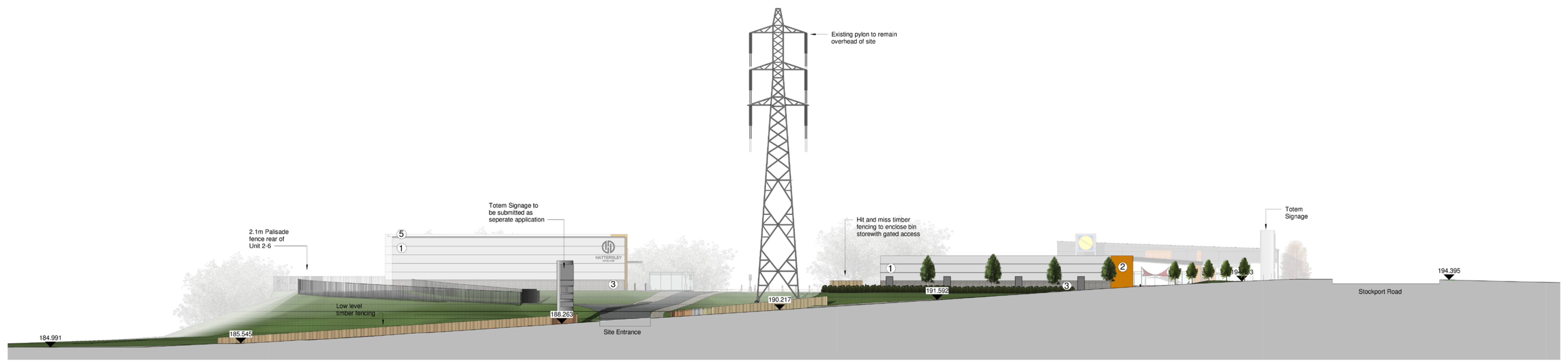
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Construction staff and operatives must ensure the principle contractor has provided thorough and accurate information on all health and safety aspects relating to the designs identified on this drawing include the review of:

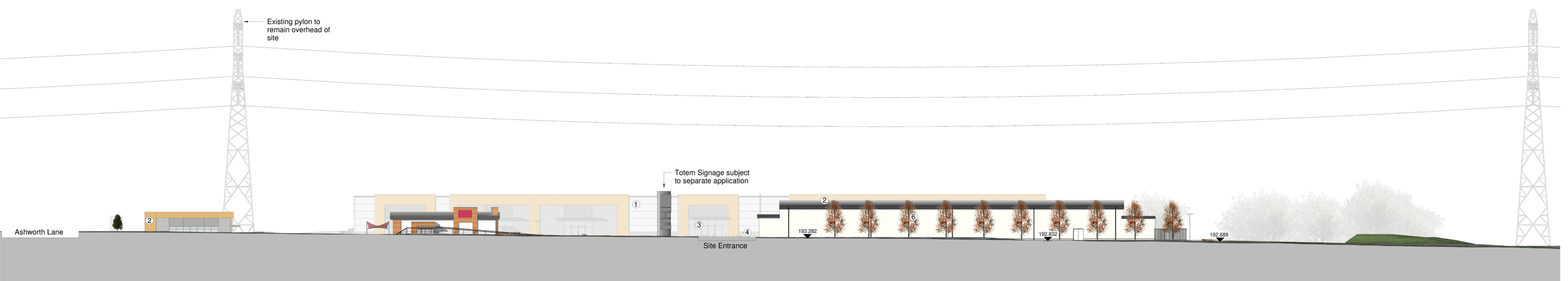
- Design/contractor risk assessments.
- Method statement
- Permit to work
- The construction information

The designers note that the following health and safety risk relating to this drawing have not been eliminated during the design process:

ref	residual risk

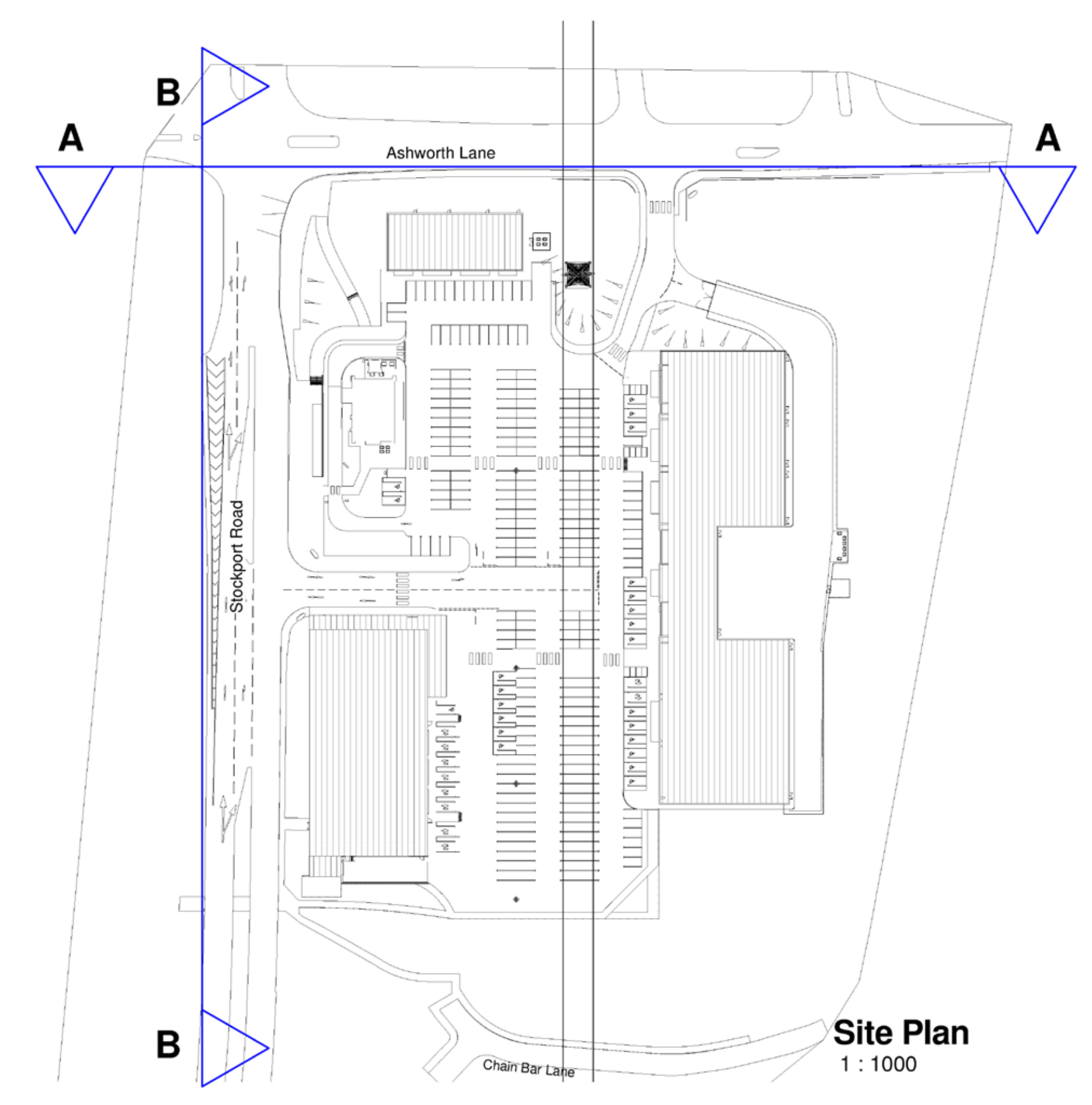


Elevation A-A - Proposed Street Scene to Ashworth Lane
1 : 250



Elevation B-B - Proposed Street Scene to Stockport Road
1 : 250

- Material Key**
1. Kingspan Composite Panel - Gull Grey
 2. Kingspan Composite Panel - Metallic Copper
 3. Blue Grey Brick
 4. Curtain Walling
 5. Aluminium trim - Merlin Grey
- Standard Details:**
- Unit 1
6. Wall through colour render White RAL 9100
 7. Pleth through colour render Grey RAL 7038
 8. Insulated metal panel RAL 9006



0 2 4 6 8 10
SCALE
1:500
m

revision	date	by	CHK
C	08.05.18	BS	MF
B	21.12.17	WG	AW
A	06.12.17	BS	AW

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preliminary comment construction
 planning tender record

BOWMAN RILEY
ARCHITECTS

Wellington House, Oldley St, Skipton, N. Yorkshire, BD23 1EL
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MAPLE GROVE
DEVELOPMENTS

drawn by: BS checked by: AW date: 11/17/17 scale: @ A0

Hattersley, District Centre
Hattersley

Proposed Street Scenes to
Stockport Rd/Ashworth Lane

project number	drawing number	revision
7735	014	C

file reference: C:\Users\ben.stone\Documents\7735-BRA-Hattersley-MG-A_Site_Model_ben.stone.rvt

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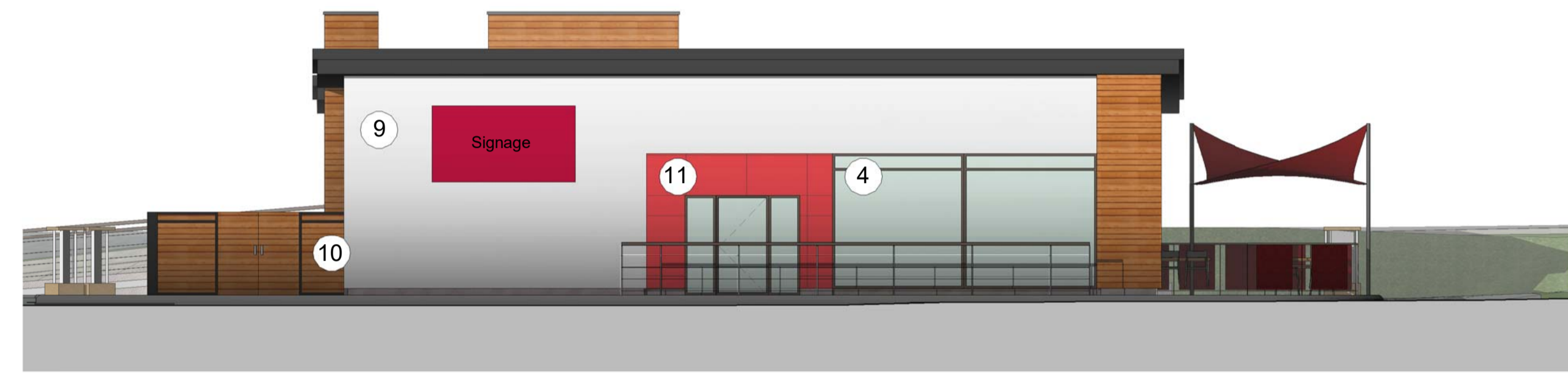
- Designers/contractors risk assessments
- Method statement
- Permit to work
- Pre construction information

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ref	residual risk

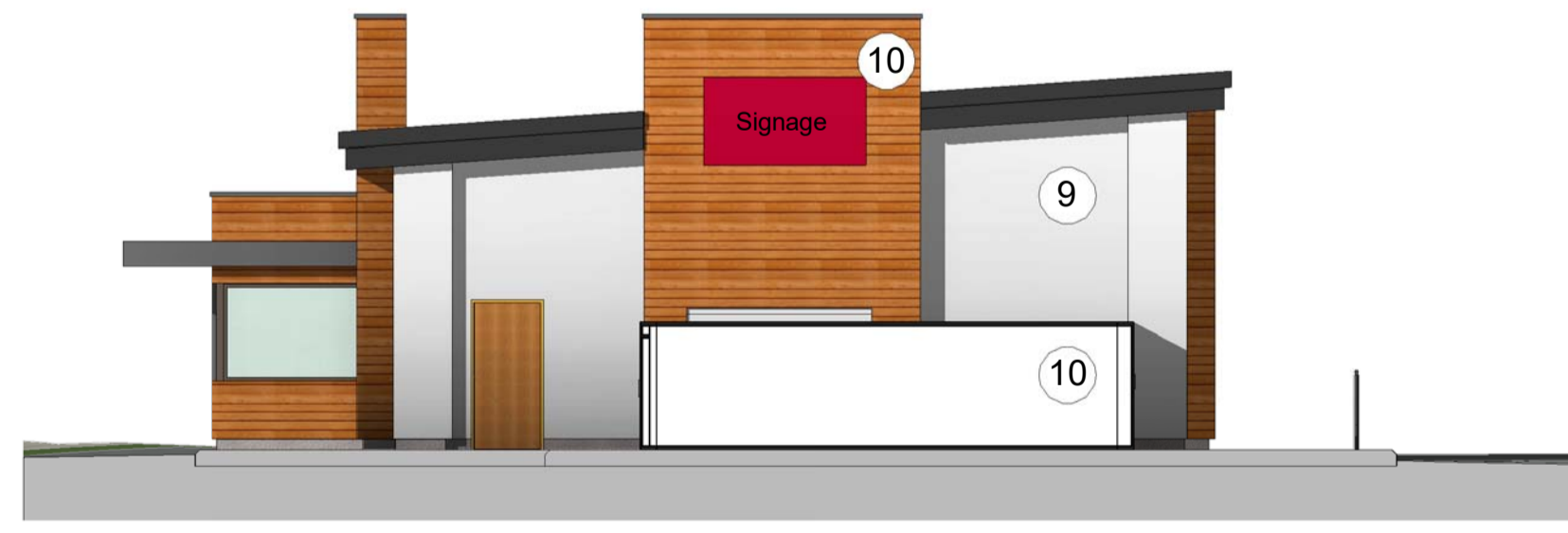
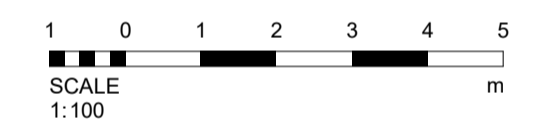
- Material Key**
1. Kingspan Composite Panel - Gull Grey
 2. Kingspan Composite Panel - Metallic Copper
 3. Blue/Grey Brick
 4. Curtain Walling
 5. Aluminium trim - Merlin Grey

- Standard Details:**
- Unit 1
6. Wall through colour render White RAL 9100
 7. Plinth through colour render Grey RAL 7038
 7. Insulated metal panel RAL 9006
- Unit 11
9. Through colour render White RAL 9010
 10. British Western Red Cedar laid horizontally
 11. 2mm thick aluminium backed panels, powder coated to Pantone 202C



Unit 11 - North Elevation
1 : 100

Unit 11 - East Elevation
1 : 100



Unit 11 - South Elevation
1 : 100

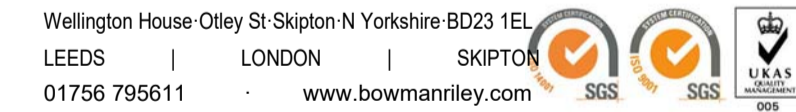


Unit 11 - West Elevation
1 : 100

revision	date	by	chk
A	21/12/17	WG	AW
Unit 11 Bin Store Widened by 300mm			

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- preliminary
- planning
- comment
- tender
- construction
- record



drawn by	checked by	date	scale @ A1
BS	AW	11/23/17	1 : 100

Hattersley, District Centre
Hattersley

Proposed Elevations - Unit 11

project number	drawing number	revision
7735	013	A

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Application Number: 18/00015/REM Hattersley

Photo 1 – view looking towards north western corner of the site



Photo 2 – view along western boundary of the site from south west



Photo 3 – view into the site from the western boundary



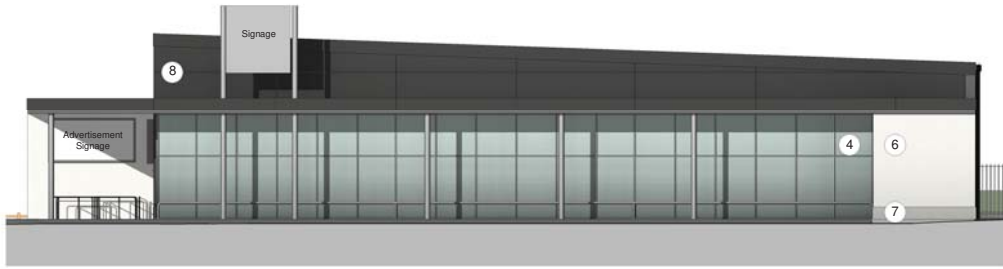
Photo 4 – view into the site from the southern end of Chain Bar Lane.



Photo 5 – view looking south along Ashworth Lane from the north western corner of the site.

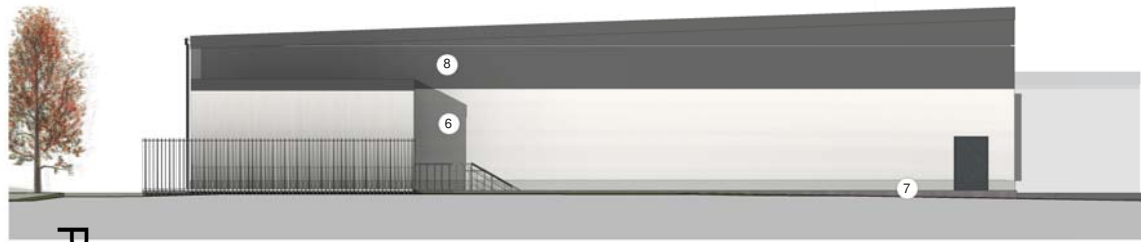


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Unit 1 - North Elevation

1 : 100



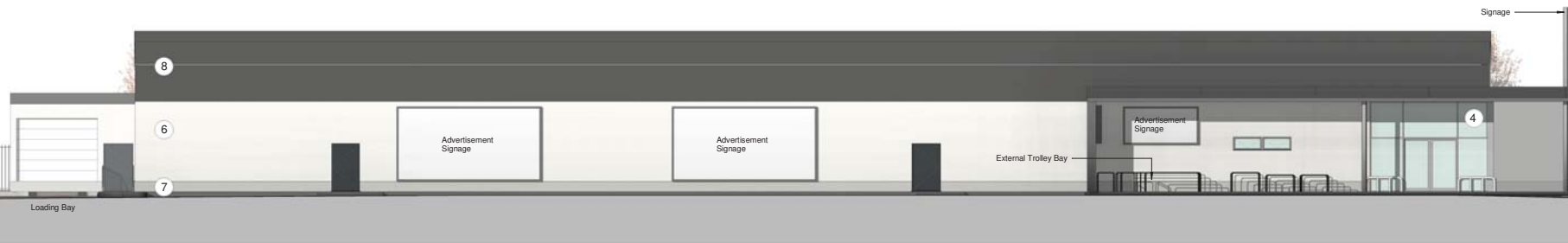
Unit 1 - South Elevation

1 : 100



Unit 1 - West Elevation

1 : 100



Unit 1 - East Elevation

1 : 100

Material Key

1. Kingspan Composite Panel - Gull Grey
2. Kingspan Composite Panel - Metallic Copper
3. Blue/Grey Brick
4. Curtain Walling
5. Aluminium trim - Merlin Grey

Standard Details:

Unit 1

6. Wall through colour render White RAL 9100
7. Plinth through colour render Grey RAL 7038
7. Insulated metal panel RAL 9006

Unit 11

9. Through colour render White RAL 9010
10. British Western Red Cedar laid horizontally
11. 2mm thick aluminium backed panels, powder coated to Pantone 202C

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- Designers/contractors risk assessments
- Method statement
- Permit to work
- Pre construction information

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ref	residual risk

Page 149



revision	date	by	chk

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| <input checked="" type="checkbox"/> planning | <input type="checkbox"/> tender | <input type="checkbox"/> record |



Wellington House, Olley St, Skipton N, Yorkshire BD23 1EL
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MAPLE GROVE DEVELOPMENTS
Part of The BGC Group

drawn by	checked by	date	scale @ A1
BS	AW	11/27/17	1 : 100

Hattersley, District Centre
Hattersley

Proposed Elevations - Unit 1

project number	drawing number	revision
7735	010	

file reference: C:\Users\ben.stone\Documents\7735-BFA-Hattersley-M3-A-Style_Model\ben.stone.rvt

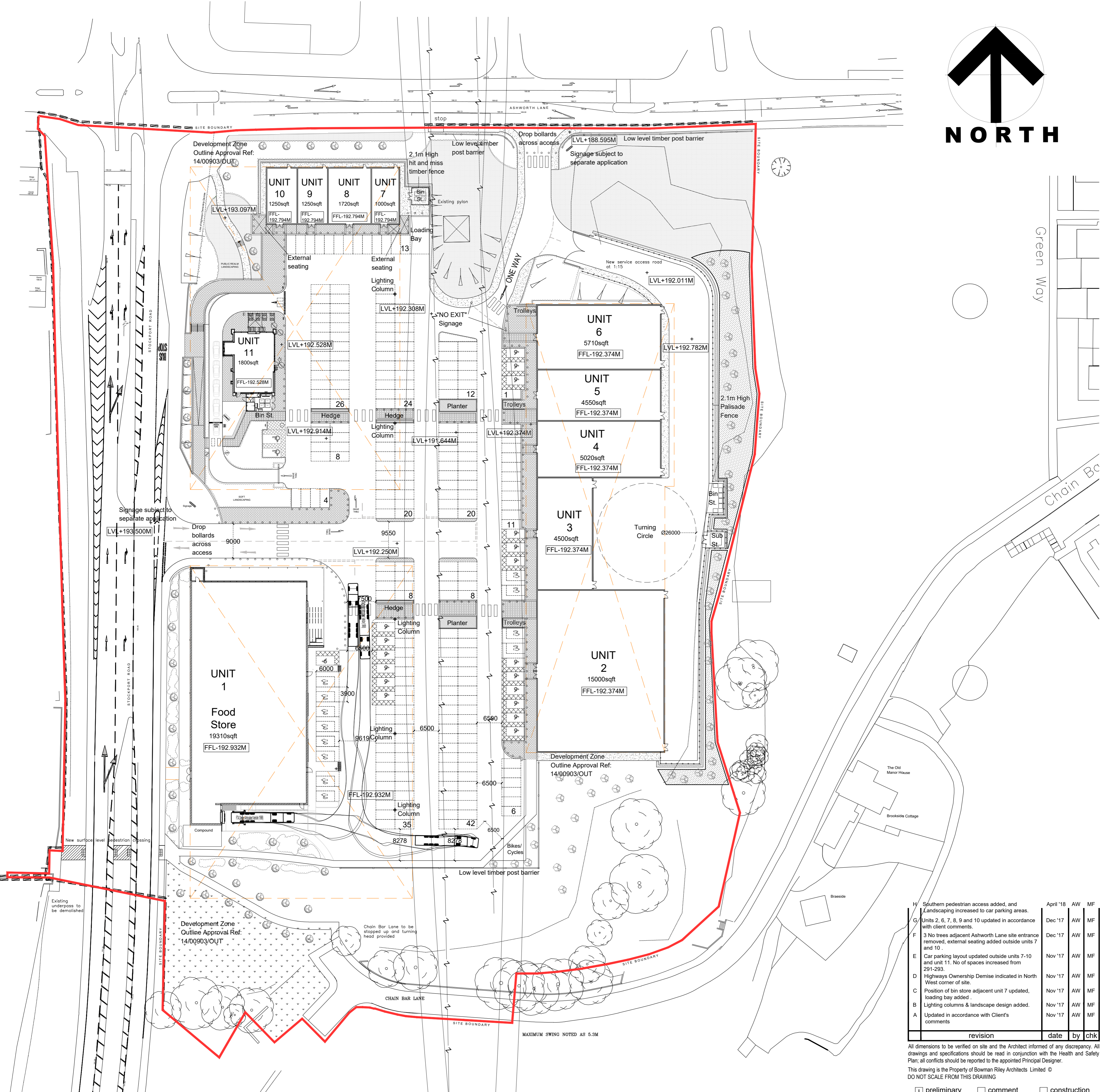
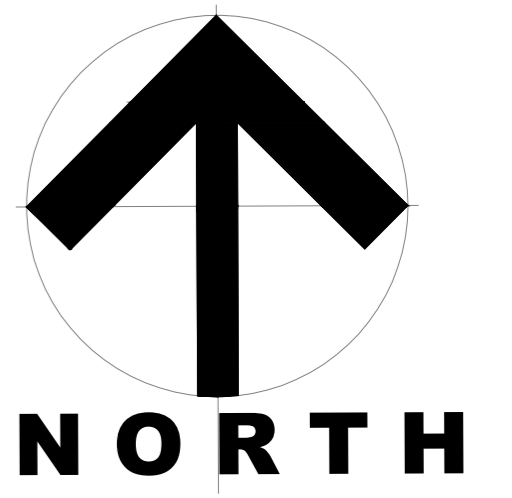
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- Permit to work
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ref	residual risk



revision	date	by	chk
H	April '18	AW	MF
G	Dec '17	AW	MF
F	Dec '17	AW	MF
E	Nov '17	AW	MF
D	Nov '17	AW	MF
C	Nov '17	AW	MF
B	Nov '17	AW	MF
A	Nov '17	AW	MF

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- comment
- tender
- construction
- record

UNITS: AREA Schedule (GIA)	
Unit 1 - Food Store	19,310sqft
Unit 2	15,000sqft
Unit 3	4,500sqft
Unit 4	5,020sqft
Unit 5	4,550sqft
Unit 6	5,710sqft
Unit 7	1,000sqft
Unit 8	1,720sqft
Unit 9	1,250sqft
Unit 10	1,250sqft
Unit 11	1,800sqft
Total	61,110sqft (5680m²)

PARKING provision :

Spaces Provided.
 238 Standard spaces
 21 Disabled spaces
 12 Parent & Toddler

271 TOTAL SPACES



MAPLE GROVE DEVELOPMENTS
 PART OF THE BIC WILKINSON GROUP

drawn by	checked by	date	scale @ A1
AW	MF	Nov'17	1:500

Hattersley District Centre

Proposed Site Plan

project number	drawing number	revision
7735	003	H

cat:reference: G:_P7735 - Hattersley\7735 - 03 Cad\200 Plans\002_r1_Proposer Site Plan.dwg

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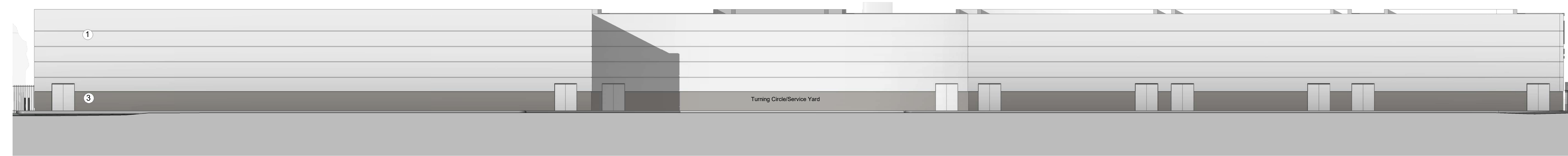
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- Method statement
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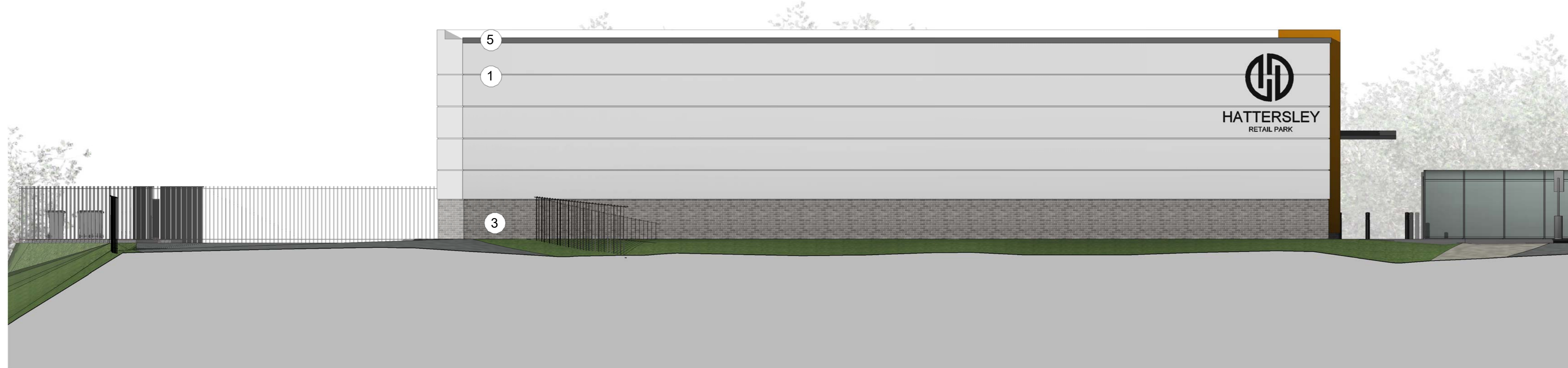
ref	residual risk
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Units 2-6 West Elevation
1 : 125



Units 2-6 East Elevation
1 : 125

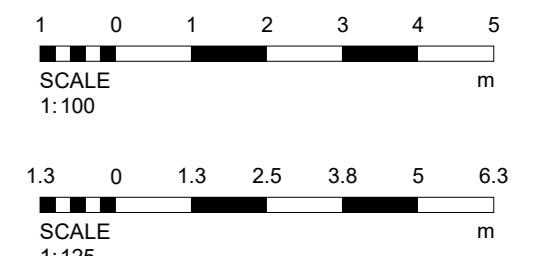


Units 2-6 North Elevation
1 : 100



Units 2-6 South Elevation
1 : 100

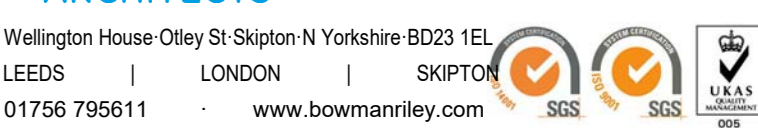
- Material Key**
1. Kingspan Composite Panel - Gull Grey
 2. Kingspan Composite Panel - Metallic Copper
 3. Blue/Grey Brick
 4. Curtain Walling
 5. Aluminium trim - Merlin Grey
- Standard Details:**
- Unit 1**
6. Wall through colour render White RAL 9100
 7. Plinth through colour render Grey RAL 7038
 7. Insulated metal panel RAL 9005
- Unit 11**
9. Through colour render White RAL 9010
 10. British Western Red Cedar laid horizontally
 11. 6mm thick aluminium backed panels, powder coated to Pantone 202C



A	Brand Logo Updated	03/01/18	WG	AW
	revision	date	by	chk

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer. This drawing is the copyright of Bowman Riley Architects Limited ©. DO NOT SCALE THIS DRAWING.

- preliminary comment construction
 planning tender record



drawn by	checked by	date	scale @ A0
WG	AW	11/23/17	As indicated

Hattersley, District Centre
Hattersley

Proposed Elevations - Unit 2-6

project number	drawing number	revision
7735	011	A

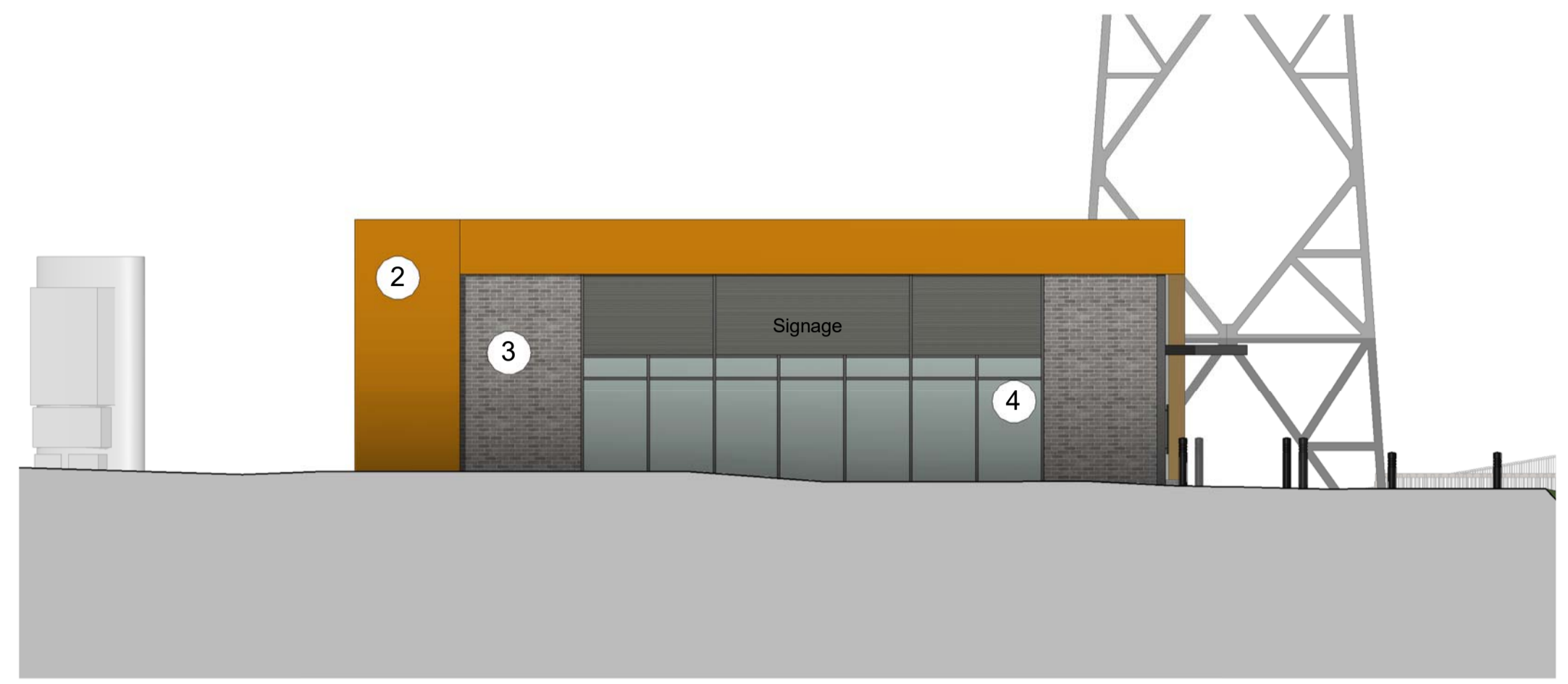
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Construction staff and operatives must ensure the principle contractor has provided thorough and accurate information on all health and safety aspects relating to the designs identified on this drawing include the review of:

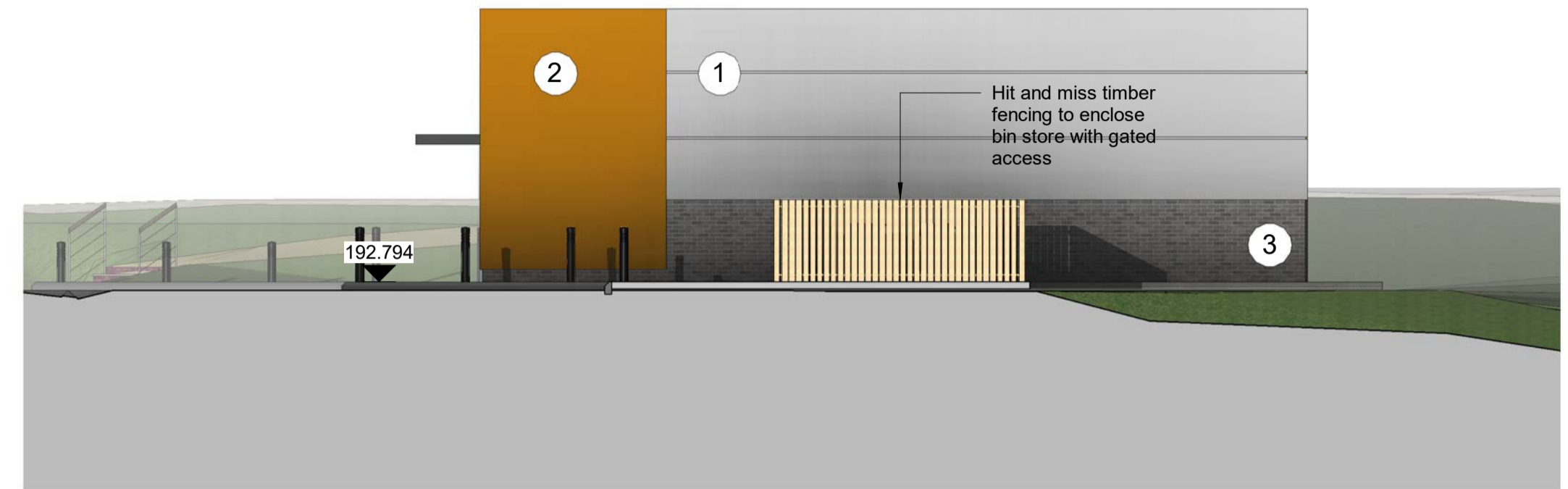
- Designers/contractors risk assessments
- Method statement
- Permit to work
- Pre construction information

The designers note that the following health and safety risk relating to this drawing have not been eliminated during the design process:

ref	residual risk



Units 7-10 West Elevation
1 : 100



Units 7-10 East Elevation
1 : 100



Units 7-10 South Elevation
1 : 100

Material Key

1. Kingspan Composite Panel - Gull Grey
2. Kingspan Composite Panel - Metallic Copper
3. Blue/Grey Brick
4. Curtain Walling
5. Aluminium trim - Merlin Grey

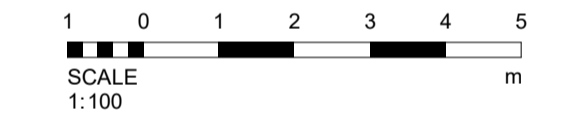
Standard Details:

Unit 1

6. Wall through colour render White RAL 9100
7. Plinth through colour render Grey RAL 7038
7. Insulated metal panel RAL 9006

Unit 11

9. Through colour render White RAL 9010
10. British Western Red Cedar laid horizontally
11. 2mm thick aluminium backed panels, powder coated to Pantone 202C



revision	date	by	chk
B	21/12/17	WG	AW
A	05.12.17	BS	AW

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- preliminary
- planning
- comment
- tender
- construction
- record

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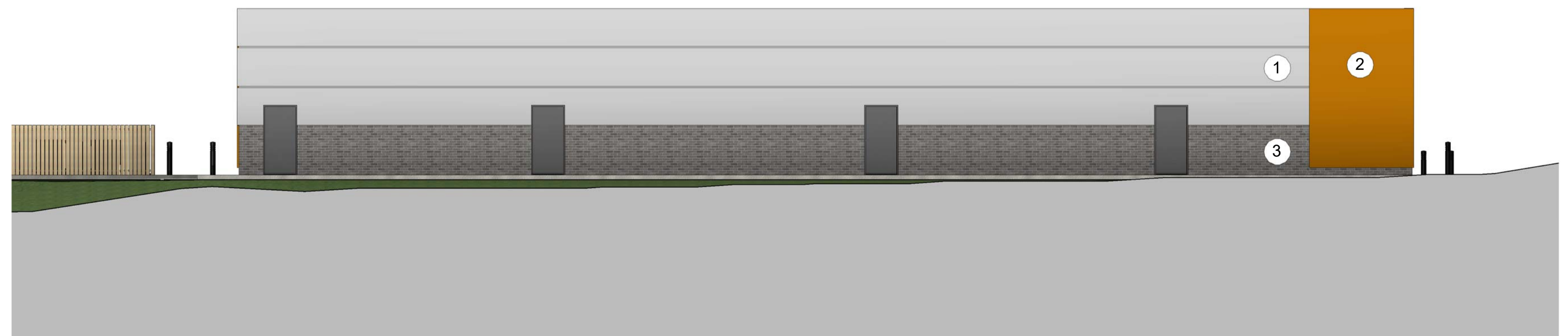
MAPLE GROVE DEVELOPMENTS
PART OF THE ERIC WRIGHT GROUP

drawn by	checked by	date	scale @ A1
WG	AW	11/23/17	1 : 100

Hattersley, District Centre
Hattersley

Proposed Elevations Unit 7-10

project number	drawing number	revision
7735	012	B



Units 7-10 North Elevation
1 : 100

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Application Number 17/01060/REM

Proposal	Approval of reserved matters for the erection 18 apartments with associated landscaping, open space, and car parking (scale, layout, appearance and landscaping) following outline consent granted under 17/00019/FUL (Parcel B).
Site Location	Former Site of 10 - 12 Castle Street, Stalybridge Tameside
Applicant	Mossclare Housing and Rowlinson Construction
Recommendation	Subject to no objections being received from the Environment Agency, Grant Reserved Matters consent subject to conditions
Reason for report	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.

1. APPLICATION DESCRIPTION

- 1.1 This is the reserved matters application following on from the earlier hybrid planning application which granted outline consent on parcel A of the site for residential development with only details of access provided at that stage. This application seeks permission to develop the site with two new three storey apartment blocks comprising of 18 homes with associated car parking and landscaping with detailed approval of appearance, landscaping, layout and scale.
- 1.2 The proposed 3-storey apartment blocks would be located at both the northern and southern boundaries of the site and would comprise of 2 apartment block. The northern one with a dual pitched roof measuring approximately 12m long, 19m wide and 13.8m to the ridge and 8.8m to the eaves containing 6no. two-bedroom apartments and the southern building located on the Castle Street frontage with a double dual pitched roof measuring approximately 19m long, 19m wide 12.5m to the ridge and 9.3m to the eaves, containing 3no. one-bedroom apartments and 9no. two-bedroom apartments.
- 1.3 The materials proposed for the buildings will be predominantly red/brown brickwork with grey roof covering and grey powder coated aluminium window surrounds. The apartments would include Juliet balcony balustrades, window cowls, parapets and patio door panels in various opaque shades of glass.
- 1.4 Vehicular Access is proposed from Castle Street using the existing access approved under 17/00019/FUL with the submitted plan showing an additional 15 car parking spaces being situated centrally between the two apartment blocks. The previous scheme included a secure gated access for vehicles with a fob controlled vehicular access. A separate pedestrian access gate is proposed to the south of the site off Castle Street.
- 1.5 The application has also been supported by a comprehensive suite of supporting assessments and documentation. These include: -

Topographical Survey (Ref.: SSL:17617A:200:1:1)
Stormwater Drainage Appraisal (Ref.: C19709/01)
Phase II Stormwater Drainage Addendum (Ref.: KM/C19236)
External Works G.A. - Surface Water & Foul Drainage Plan (Ref.: C19709/02)
Falls and Levels Survey (Ref.: C19709/03)
Typical Drainage Details (Ref.: C19709/04)
Flood Risk & SUDs Assessment (Ref.: KM/C19236, Rev A – 11/01/17)

Addendum to Flood Risk & SUDs Assessment (Ref.: KM/C19236 – 23/02/17)
Soft Landscaping Plan (Ref.: D6325.002)
Hard Landscaping Plan (Ref.: D6325.001A)
Waste Management Plan
Bin Storage Provision – Phase 2 (4654/EMc)
Sustainability Statement (Mosaic Town Planning)
Crime Impact Statement
Heritage Impact Assessment
Phase 1 Geo-Environmental Site Assessment (Ref.: 11-493-r1-RevA)
Phase 2 Geo-Environmental Site Assessment (Ref.: 11-493-r2-RevA)
Remediation & Enabling Works Strategy (Ref.: 11-493-r3)
Lighting Plan (Ref.: D30180/JM/A)
External Lighting Design Summary (Pozzoni)

2. SITE & SURROUNDINGS

- 2.1 The application site itself is located within Stalybridge Town Centre and lies within the Stalybridge Conservation area. It comprises of 0.5 ha of previously developed land fronting Castle Street to the south and the River Tame to the north and contains mostly cleared land and rubble. There are existing commercial properties across the river to the north and east, a large restaurant to the south and residential development to the west. The character of the surrounding area is largely determined by its position on the fringe of Stalybridge Town Centre but comprising mainly residential uses with a mix of retail, restaurants and car parking nearby.
- 2.2 The site was previously used as part of the Castle Street Mills, which have now largely been cleared with the exception of the Grade II Listed engine house which still remains and is the only current built feature on the site.
- 2.3 In terms of topography, the land slopes gently down to a retaining wall on the northern boundary with the River Tame running below. The site boundaries consist of 2m high palisade fencing along the south, east and northern edge of the site with wire mesh fencing, brick and wooden board fencing along the boundary with Pattern House to the west.
- 2.4 The sites is located within 200m of Stalybridge Bus Station offering numerous services to the whole of Tameside and Manchester and 300m of Stalybridge Train Station providing regular services to Leeds, Liverpool and the rest of Greater Manchester to the west. The site is within 300m of the nearest primary school, 200m of the nearest doctors' surgery and, given its town centre location, in close proximity to a wide range of shops, services and facilities.

3. PLANNING HISTORY

- 3.1 The site has a long planning history but the most relevant to this application is the most recent permission 17/00019/FUL granted in March 2017 for the Hybrid planning application seeking; Full permission for ground works and remediation of entire site; Full permission for works to masonry wall and terracing of land adjacent to river bank; Full permission for the erection of a three storey block comprising 38 dwellings with associated car parking and landscaping on parcel A of the site and Outline permission with all matters reserved except from access for residential development up to 24 dwellings on Parcel B.

Other permissions on the site and surrounding include:

06/00117/OUT A mixed use development across a larger site comprising of up to 275 dwellings, 3,000 square metres commercial floorspace (Use Classes A1, A2, A3, B1, D1

and D2) and a hotel up to 2,500 square metres and up to a maximum of 175 parking spaces October 2006

03/01099/R3D Realignment of Castle Street (involving exhumation of former Caroline Street Methodist Church Burial Ground), closure of redundant section of Castle Street and provision of car parking area for proposed Longlands Mill development September 2003

04/00245/LBC Seek Listed Building Consent for demolition of blocks E, H2 and H3 and the east part of H Approved May 2004

04/01864/LBC Seek Listed Building Consent for partial demolition of buildings April 2005

05/00545/R3D Provision of temporary car park and new boundary fencing on two side to match existing Approved June 2005

06/00105/LBC Listed Building Consent for a mixed use development comprising of internal and external alterations, part demolition and conversion of the grade II listed Longlands Mill buildings to create 44 residential dwellings and new buildings to provide 60 dwellings and 1750m² gross commercial floor space to be used as either use classes A1,A2,A3,A4,B1,D1 and D2 and 267 car parking spaces, highways alterations to Castle Street and other associated works. Approved October 2006

06/00104/FUL Mixed use development comprising of alterations and conversion of the grade II listed Longlands Mill Buildings to create 44 residential dwellings (32 x one bed and 12 x two bed units) and new buildings to provide 60 dwellings (29 x one bed 31 x two bed units) and 1750m² gross commercial floor space to be used as either use classes A1, A2, A3, A4, B1, D1 and D2 and 267 car parking spaces, highways alterations to Castle Street and other associated works Approved October 2006

08/00388/FUL 2no. additional apartments within development approved under application 06/00104/FUL and rearrangement of service space Approved July 2007

11/00712/LBC Brick up rear openings in ground floor rear wall Approved October 2011

4. RELEVANT PLANNING POLICIES

Tameside Unitary Development Plan (UDP) Allocation Stalybridge Town Centre
Stalybridge Town Centre Conservation Area

Tameside UDP

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

Part 2 Policies

E2 (8) Development Opportunity Areas Castle Street/ Longlands Mill

H7: Mixed Use and Density.

S1 Town Centre Improvement

T1: Highway Improvement and Traffic Management. T11: Travel Plans.

C1: Townscape and Urban Form

C2 Conservation Areas

C4 Development in or Adjoining Conservation Areas
C6 Setting of Listed Buildings
C10 Development Affecting Archaeological Sites
N4: Trees and Woodland.
N5: Trees Within Development Sites.
N6 Protection and Enhancement of Waterside Areas
N7: Protected Species
OL7 Potential of Water Areas
OL9 Derelict Land Reclamation
OL10 Landscape Quality and Character
OL15 Openness and Appearance of River Valleys
MW11: Contaminated Land.
U3: Water Services for Developments

Other Policies

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
Trees and Landscaping on Development Sites SPD adopted in March 2007.

National Planning Policy Framework (NPPF)

Section 1 Delivering sustainable development
Section 2 Ensuring the vitality of town centres
Section 4 Promoting sustainable transport
Section 6 Delivering a wide choice of high quality homes
Section 7 Requiring good design
Section 8 Promoting healthy communities
Section 10 Meeting the challenge of climate change, flooding and coastal change
Section 12: Conserving and enhancing the historic environment

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 279 notification letters were sent out to neighbouring properties on 24th January 2018 a notice was also posted at the site and displayed in a local newspaper on the 15th February 2018.

6. RESPONSES FROM CONSULTEES

Arboricultural Officer

The trees within the site are of low amenity value. A landscape design should include suitable planting.

United Utilities

No objection to the proposed development subject to conditions requiring details of foul and surface water drainage are attached to any approval. Makes note that a public sewer

crosses the site and if a diversion of the affected public sewer is required this will need to be done at the applicant's expense.

Greater Manchester Ecology Unit

The habitat creation plan which also shows the biodiversity enhancements (bird and bat boxes) (TEP drawing no D6325.002B dated 28/03/2019) together with the lighting plan (Kingfisher Lighting drawing no D30180/JM/A dated 29/03/2017) submitted with the application appear to be adequate for the development. The plans should therefore be implemented in full.

Greater Manchester Archaeological Advisory Service

GMAAS are satisfied that, apart from the engine house which is a significant relict of the site's rich industrial heritage there is no further archaeological work required on site. No objections subject to conditions recommending that a programme of below-ground investigation and recording is undertaken to complement the previous survey of the extant historic fabric and that the industrial heritage of the Castle Street Mills is commemorated through interpretation panels, heritage displays and a published document..

Historic England

The application should be considered in line with national policy and legislation.

Environment Agency

No objection in principle, but advise the remedial targets for controlled waters require updating and re-submitting along with copies of the Rev B site investigation reports

Greater Manchester Police Design For Security

No objections subject to the proposed development being designed and constructed in accordance with the recommendations contained within the submitted Crime Impact Statement

Head of Environmental Services Environmental Health

Contaminated Land: recommend that a standard contaminated land condition is attached to any planning approval granted for residential development at the site. The information provided to date will go some way towards satisfying the requirements of this planning condition.

Head of Environmental Services Highways

In Highways terms the site is in a sustainable location within the town centre accessible by both bus and rail, therefore the level of car parking suggested is acceptable and raise no objections subject to conditions.

Head of Environmental Services – Waste

Advised that the following bin storage will be required 2 x 1100 litre Eurobins & 2 x wheelie bins for domestic waste, 3 x 1100 litre Eurobins for co-mingled glass, plastic and tins, 2 x 1100 litre Eurobins for paper and cardboard and 2 x 240 litre wheeled bins for food waste.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

In response to the original notifications 2 objections have been received from households both from Pattern House. The grounds given for objecting are:

Amenity

Loss of views and light to properties in Pattern House.

Disruption from building / construction traffic.

Loss of privacy due to the close proximity of the proposed building.

Financial
Devalue Surrounding Properties.
Loss of earning due to disturbance

Heritage
Objection to significantly changing the Grade 2 listed Engine House

8. ASSESSMENT

The principal issues in determining this application are:

- Principle of Development
- Conservation Area and Listed Buildings
- Layout and Design
- Amenity
- Highway Safety and Accessibility
- Ground Conditions
- Ecology
- Trees and Landscaping
- Drainage, Flood Risk
- Environmental Health
- Planning Obligations
- Refuse
- Other Matters

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The proposed development would bring about the final part of the redevelopment of a site long-identified for residential use as a 'Development Opportunity Area' under policy E2 (8) of the UDP and would also finally secure the beneficial re-use of all of a large, derelict and contaminated site within Stalybridge Town Centre and which has detracted from the Stalybridge Conservation Area for many years. The location has excellent access to a wide range of shops and services within the town centre as well as the public transport network via the bus interchange and rail station that provides good access to both Greater Manchester and Yorkshire.
- 9.2 The proposals would also make a valuable contribution to housing land supply within the borough and would provide a mix of one and two bed homes in a well-designed scheme and part of the wider redevelopment of the whole site.
- 9.3 In overall terms, the delivery of new homes in this location would accord with the aims and policy objectives of the adopted UDP and having particular regard to the guidance contained within the NPPF and Practice Guidance and should be supported. There are however a number of detailed matters which also need to be considered and which are now discussed in more detail below.

10. HERITAGE ASSETS: CONSERVATION AREA AND LISTED BUILDING

- 10.1 The principles within SPD policy RD2 aligns with UDP policy C1 and C2 require development to respect the distinct settlement pattern and townscape of the area.
- 10.2 In this respect, the proposed massing and orientation of the apartment blocks is reminiscent of the industrial/mill buildings which once occupied this site and the apartment

blocks have been designed to align with the neighbouring residential development at Pattern House and Longlands Mill and that approved under 17/00019/FUL to reinforce this character. Furthermore, the proposed transition in scale from the five storey Pattern Houses to the existing 19th century, three storey buildings along Melbourne Street to the east is also considered to be acceptable and would also help to integrate the development with the properties on the adjacent river bank along Market Street.

- 10.3 In terms of external appearance, it is considered that the design of the proposed scheme is acceptable and would result in a new additions to the conservation area which is both sympathetic to the special historic character of the conservation area and its historic buildings and yet which incorporates contemporary features to ensure a scheme which adds to the character and quality of the area by assisting with the transition between old (Melbourne Street) and new (Pattern House). This is achieved through the use of a traditional brick construction but with inclusion of a range of contemporary features including window cowls, balcony's, coloured glazing, and double dual pitched roof rather than simply replicating the entirely traditional building materials and styles including stone detailing and pitched slate roofs found within the wider conservation area.

11. ENGINE HOUSE

- 11.1 The application site occupies an area which once housed Castle Street Mills which has been cleared apart from the Longlands Mill building converted into residential apartments and the remaining engine house which is now separated from the original mill building by the modern Pattern House residential block. The Engine House is curtilage listed (Grade II) with the Longlands Mill building. The associated applications considered elsewhere on this agenda (17/01058/FUL and 17/01059/LBC) pertain to both planning and listed building consent for works to partially demolish the engine house leaving low level walls to three sides to create a communal garden area.
- 11.2 The proposed works to the engine house are not considered as part of this application and have been excluded from the site edged red. The residential blocks the subject of this application have been designed to fit around the remains of the engine house within the site which allows that area to be used as part of the landscaping for the site.
- 11.3 Taking into account the above, it is considered that the proposed development would enhance the special character of the conservation area and would preserve and enhance the setting and appearance of the listed building and the proposal would therefore accord with UDP Policies C1, C2, C4 and C6 and NPPF paragraph that an acceptable scheme at reserved matters stage could be achieved.

12. LAYOUT AND DESIGN

- 12.1 In terms of layout and design of the scheme, the proposed layout of the scheme around a central court yard means that both sides of the proposed apartment blocks would benefit from some degree of solar gain and continues the strong building line already established on Castle Street. Furthermore, long views through the site to the river cutting can also be maintained.
- 12.2 In terms of scale and mass, it is also considered that the development is acceptable and would fit within the surrounding area and assisting with the transition between surrounding properties from Pattern House, to those currently under construction on the east of the site and those further east on Melbourne Street and on the opposite side of the river bank.
- 12.3 As set out in the previous section, the proposed palette of materials using red brick and grey details to the roof, fenestration and windows coupled with areas of glazing with

coloured sections would also result in a building which is sympathetic and compatible with the character of the locality but with interesting design features that would complement the character and appearance of the area in accordance with UDP and SPD policies and is acceptable.

- 12.4 In overall terms the development is acceptable taking into account the site characteristics and relationships with neighbouring buildings and would comply with the design and conservation based policies in the UDP, SPD and would accord with the guidance contained within the NPPF and PPG.

13. RESIDENTIAL AMENITY

- 13.1 In protecting the amenities of both future and existing occupiers of residential properties, minimum separation distances are required between buildings to help achieve this. Separation distances are considered to be necessary in cases where it is appropriate to ensure privacy due to overlooking of windows and gardens might be significant.
- 13.2 The minimum separation distances are set out in SPD policy RD5 which also makes allowances for degree of angle, height of buildings and differences in site levels.
- 13.3 The policy confirms a minimum separation distance between habitable room windows on two storey developments of 21 metres where habitable room windows directly overlook. Added to this should be 3 metres for every additional storey and 1m for every 1m difference in ground level. This distance is reduced to 14 metres across street frontages.
- 13.4 The proposed west elevations of the building will maintain a 22.6m separation to the elevation of in Pattern House and an average of 14m across the access road and car park from the under construction properties in Block A within the site to the east. These distances to both the existing residents in Pattern House and those within the site ensures that the proposed development would meet the requirements of this policy which should ensure there is no significant impact on the occupiers of neighbouring properties.
- 13.5 The site layout also shows that sufficient spaces exists around the blocks for residential amenity for the proposed dwellings and this is in line with the councils requirements in the SPD.
- 13.6 Whilst neighbours have commented on the likely impact of the development on neighbouring properties in relation to loss of views and privacy what should be considered is the proposed scheme is a three storey block (ground, 1st and 2nd floor and pitched roof) whilst the neighbouring Pattern House is substantially higher with the residential properties sitting above a ground floor level car park deck. With the separation distance achieved it is not considered that there will be any substantial loss of amenity to these residents. Furthermore, the site was always identified for further future development both at earlier planning application stage when the development including Pattern House was approved and also as part of the UDP allocation under E2 (8).

14. HIGHWAY SAFETY AND ACCESSIBILITY

- 14.1 The site is located in a highly accessible location within the town centre and close to the train station, bus interchange, local shops and two national supermarkets whilst also providing safe and secure cycle parking provision. Consequently the proposed car parking provision of around 80% is considered to be entirely acceptable in this location. As a result of this, it is not predicted that the amount of development proposed would have any significant impact on the local highway network. Likewise, the low volume of traffic expected and good accessibility also means that a travel plan condition is not required.

- 14.2 In terms of highway safety, the proposed vehicular access from Castle Street will utilise an existing access point and is considered to be safe and satisfactory by the Head of Environmental Services - Highways.
- 14.3 The development includes provision for cycle storage and this has been confirmed as 20 spaces, utilising a two-tier cycle storage system. This brings the level of cycle storage over 100% which is a positive contribution to the scheme and considered to be acceptable in this location.
- 14.3 Taking these factors into account, 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.

15. GROUND CONDITIONS

- 15.1 The application is supported by a contaminated land risk assessment which considers the work already undertaken as part of the 2017 permission and has been reviewed by Environmental Health and The Environment Agency. Copies of revised site investigation reports have been requested however to date comments on these have not yet been received.
- 15.2 With respect to risk to controlled waters the Environment Agency has commented that although they are satisfied with the remediation strategy proposals the targets for controlled waters require updating due to the use of the out of date Remedial Targets Worksheet. It has been requested that the remedial target calculations be updated and resubmitted. This has not yet been received.
- 15.3 A condition was placed on the outline consent requiring further work regarding contamination to be undertaken prior to the commencement of development. Subject to this condition being satisfied and confirmation that the further information requested by the Environment Agency is satisfactory, officers can then be satisfied that the requirements of the NPPF in terms of contaminated land can be addressed and the site developed without any unacceptable impacts on human health or controlled waters.
- 15.4 In this instance, the site is not in an area at risk from former coal workings and the development is acceptable in accordance with policy MW11: Contaminated Land.

16. ECOLOGY

- 16.1 The application is accompanied by an Ecological assessment which has been considered by GMEU who support the opportunities for improving the natural habitat in this area shown on the proposed plans. They agree that the proposed biodiversity enhancements (bird and bat boxes) together with the proposed lighting plan are adequate for the development and raise no objection to the scheme on ecological grounds.
- 16.2 The proposals would not therefore have any adverse effect upon protected species and are thus in accordance with policy N7: Protected Species and the guidance contained within the NPPF and PPG.

17. TREES AND LANDSCAPING

- 17.1 The Council's tree officer has been consulted and comments that the application site currently contains no trees of any amenity value.

- 17.2 The key features of the submitted landscape plan include;
Row of proposed trees along the site boundary with Castle Street
Row of proposed trees along the site boundary with Pattern House
Tree planting within car parking area
Tree planting along river frontage
Different coloured surfaces around footpaths and car parking areas within the site.
- 17.3 The inclusion of the line of trees along the southern boundary to Castle Street and between the existing Pattern House building will benefit the site and area generally and it is considered the proposed development and landscape proposals will enhance both the development and character of the area and would comply with UDP policies N4 and N5.

18. FLOOD RISK AND DRAINAGE.

- 18.1 As the application site falls within draft flood zone 2, it must be assessed against the requirements of the NPPF which aims to ensure that inappropriate development is avoided in areas at risk of flooding which has been demonstrated through this process, In this regard, the Environment Agency have raised no objection.
- 18.2 In terms of the site drainage, United Utilities state they have no objection to the proposed development subject to conditions requiring further details of the foul and surface water drainage. No concerns have been raised regarding sewer capacity in the area.
- 18.3 In the absence of any technical objection the proposal is now considered to accord with policy U3 and the guidance contained within the NPPF and PPG subject to satisfactory compliance with conditions.

19. CONSTRUCTION NOISE

- 19.1 Comments have been received from neighbours regarding the potential for disruption at construction stage whilst the development is undertaken and built out. Unfortunately, some degree of disruption is an inevitable consequence of development and this cannot be used as a reason to resist planning proposals; however, the local authority can impose conditions to assist with mitigating some of the impacts including agreeing a site construction management plan with the developers and also restricting the hours in which construction works can be carried out.

20. DEVELOPER OBLIGATIONS

- 20.1 The application site is located on Council owned land and therefore there is no requirement for any S106 obligations in this instance.

21. REFUSE

- 21.1 The waste services team were consulted on the application and have advised that the following bin storage will be required for the 18 units; 2 x 1100 litre Eurobins & 2 x wheelie bins for domestic waste, 3 x 1100 litre Eurobins for co-mingled glass, plastic and tins, 2 x 1100 litre Eurobins for paper and cardboard and 2 x 240 litre wheeled bins for food waste.
- 21.2 The submitted plans show that this can be provided within the bin store area within the car parking area and there is level access both internally and externally to the store. The refuse vehicle will access the site and collect the bins from the bins store. There is space

provided in the opening to the Phase 2 car park for turning a refuse vehicle and the surface will be of suitable specification for a refuse vehicle.

22. OTHER MATTERS

- 22.1 Objections received regarding the concern that the proposals have the potential to devalue the existing neighbouring properties or loss of earnings during the construction phase are not material to the determination of the application under planning legislation and case law.

23. CONCLUSION

- 23.1 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.
- 23.2 In this instance, the application site is designated for residential use under UDP Policy E2 (8) and as the redevelopment of the site would bring about a range of benefits including re-use of a prominent and redundant town centre/ conservation area site; visual amenity improvements; additional planting / ecological improvements; contribution to delivery of new homes; and additional expenditure in the local shops and services. There are no significant factors which outweigh these benefits and so the proposal is therefore recommended for approval subject to the conditions.

24. RECOMMENDATION

Subject to no objection being raised by the Environment Agency in respect of the revised remediation strategy and site investigation report, grant the Approval of Reserved Matters for the erection of 18 apartments with associated landscaping, open space, and car parking (scale, layout, appearance and landscaping) following outline consent granted under 17/00019/FUL (Parcel B) subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. No development, other than work to undertake site clearance, remediation and ground engineering works, shall take until such time until samples and/or a full specification of materials to be used externally on the hereby-approved apartment block have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials including window frames and balcony detailing. The development shall be constructed in accordance with the approved details.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no television / radio aerial / satellite dish or other form of antenna shall be installed / affixed on the exterior of any building forming part of the development hereby permitted.
4. Prior to first occupation, precise details of the type, siting, design and materials of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be fully completed in accordance with

the approved details prior to first occupation of any of the hereby approved residential units.

5. The approved scheme of landscaping shall be implemented before the development is first occupied or in accordance with a programme agreed previously with the local planning authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species by the developer unless the local planning authority gives written consent to any variation
6. No development, other than site clearance and site compound set up, shall commence until such time as the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
 - i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
 - ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment (including controlled waters) shall be approved by the Local Planning Authority prior to implementation.
 - iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
 - iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

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

7. Prior to first occupation of any residential unit, the hereby approved car parking and circulation areas indicated on approved plan (insert planning ref) shall be fully constructed, drained, marked out and be available for use and thereafter kept unobstructed and available for its intended purpose.
8. Prior to occupation, the cycle parking indicated on the approved plan (4654-01_1002 rev A) shall be fully completed and be available for use and thereafter kept unobstructed and available for its intended purpose. The area shall be maintained and kept available for the parking of cycles at all times.
9. Prior to occupation, the refuse storage area indicated on the approved plan (4654-01_1002 rev A) shall be fully completed and be available for use and thereafter kept unobstructed and available for its intended purpose. The area shall be maintained and kept available for the storage of bins at all times.
10. Foul and surface water shall be drained on separate systems.
11. No development, other than site clearance, remediation and cut and fill operations, shall commence until a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-

Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved drainage scheme.

12. Prior to occupation 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 development shall be carried out in accordance with the approved details.
13. During demolition, ground engineering and construction periods, no works (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.
14. The development hereby permitted shall be carried out in accordance with the following approved plans: 4654_1000, 4654_1001, 4654_1002, 4654_1003, 4654_1004, AP_C19236_02C_External works GA - surface water & foul drainage, 5751.05.002 Ecological Assessment V2, 16-0932, 11-493-r1-Rev A-Phase I Report and 11-493-r2-RevA-Phase II Site Investigation and Geo-Environmental Site Assessment, C19236_03A, SSL:17617A:200:1:1, 2016/59 V1 Archaeological Assessment, Planning Statement, Sustainability Statement and C19236 - Flood Risk Assessment - Rev A (11/01/17) and Addendum (23/2/17)

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Application Number: 17/01060/REM

Former Site Of 10 - 12 Castle Street Stalybridge

Photo 1 – View from Leech Street looking north across Castle Street towards the site



Photo 2 - View looking across River Tame looking south west towards the site and Pattern House



Photo 3 - View looking across the site towards the Engine House and Pattern House and showing the backs of properties on Market Street



Photo 4 - View looking south east across River Tame towards the site, showing relationship between Longlands Mill, Pattern House and the river



Notes
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Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	0	1000	2000	3000	4000	5000
1:200	mm	0	500	1000	1500	2000	2500
1:500	m	0	5	10	15	20	25
1:1250	m	0	10	20	30	40	50

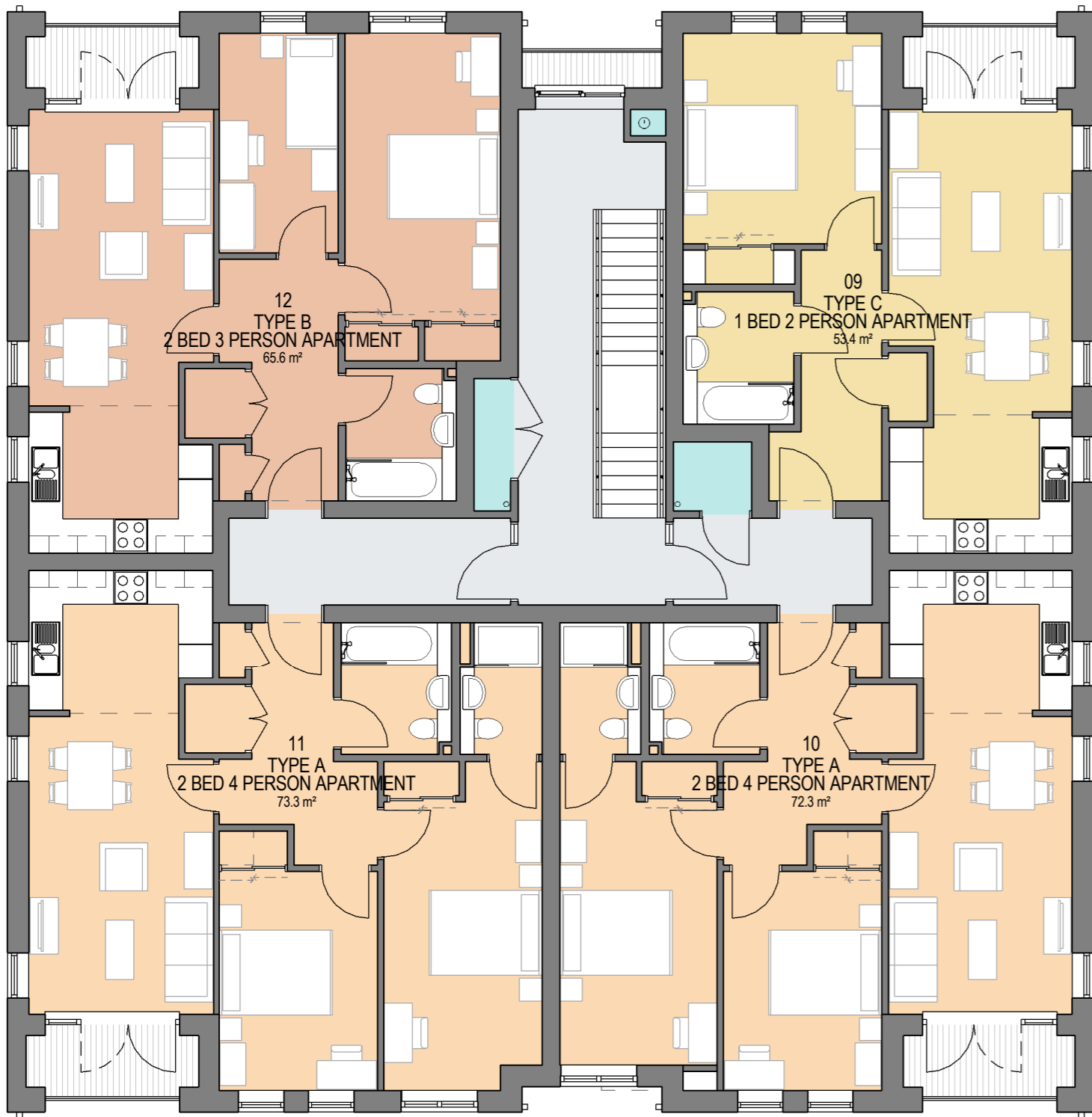
APARTMENT SUMMARY

Type	Count
1 BED 2 PERSON APARTMENT	3
2 BED 3 PERSON APARTMENT	3
2 BED 4 PERSON APARTMENT	6

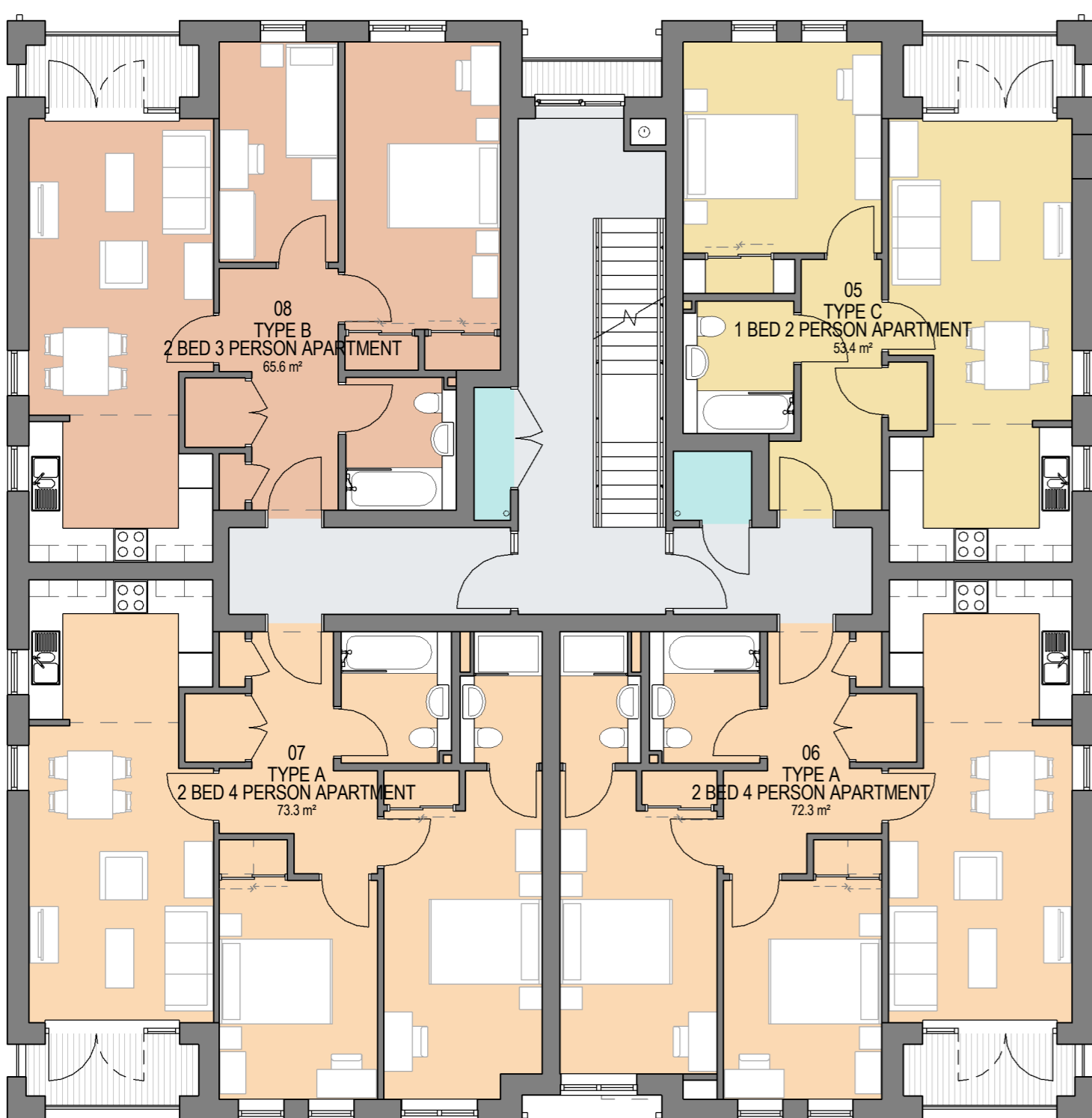
AREA SCHEDULE (GIFA)

Level	Area
00 - Ground Floor	303.7 m ²
01 - First Floor	303.7 m ²
02 - Second Floor	303.7 m ²
Grand total	911.1 m ²

- MATERIALS (RESERVED MATTERS)**
- APARTMENTS:**
- Walls - Brick, multi red to match Phase 1. Areas of feature brickwork to be Flemish bond in the same red multi brick
 - Roof - Artificial slate effect tile
 - Windows & Patio Doors - UPVC, grey
 - Apartment entrance door - Aluminium, grey
 - Balcony balustrade - polyester powder coated metal guarding, grey



SECOND FLOOR PLAN
1: 100



FIRST FLOOR PLAN
1: 100



GROUND FLOOR PLAN
1: 100



STREET ELEVATION - CASTLE STREET
1: 100



SIDE ELEVATION - FACING PHASE 1
1: 100



FRONT ELEVATION - FACING COURTYARD PARKING
1: 100



SIDE ELEVATION - FACING THE PATTERN HOUSE
1: 100

Rev	Description	By	Date
Client	MOSS CARE ST VINCENTS' HOUSING GROUP		
UK	CASTLE STREET PHASE 2, STALYBRIDGE		
Drawn	BLOCK B - FLOOR PLANS & ELEVATIONS		
Ref	4654-01_1004		
Scale	1: 100		@ A1
Date	02/11/17		
Author	EMc	EMc	TW
Checked	EMc	EMc	TW
Design	Contract	As Built	



London House
 115 Golden Lane
 London
 EC1Y 0TJ

Woodville House
 2 Woodville Road
 Altrincham
 WA14 2FH

+44 20 7078 0079
 architects@pozzoni.co.uk

+44 161 928 7848
 www.pozzoni.co.uk

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1:500	m	0	10	20	30
1:1250	m	0	5	10	15

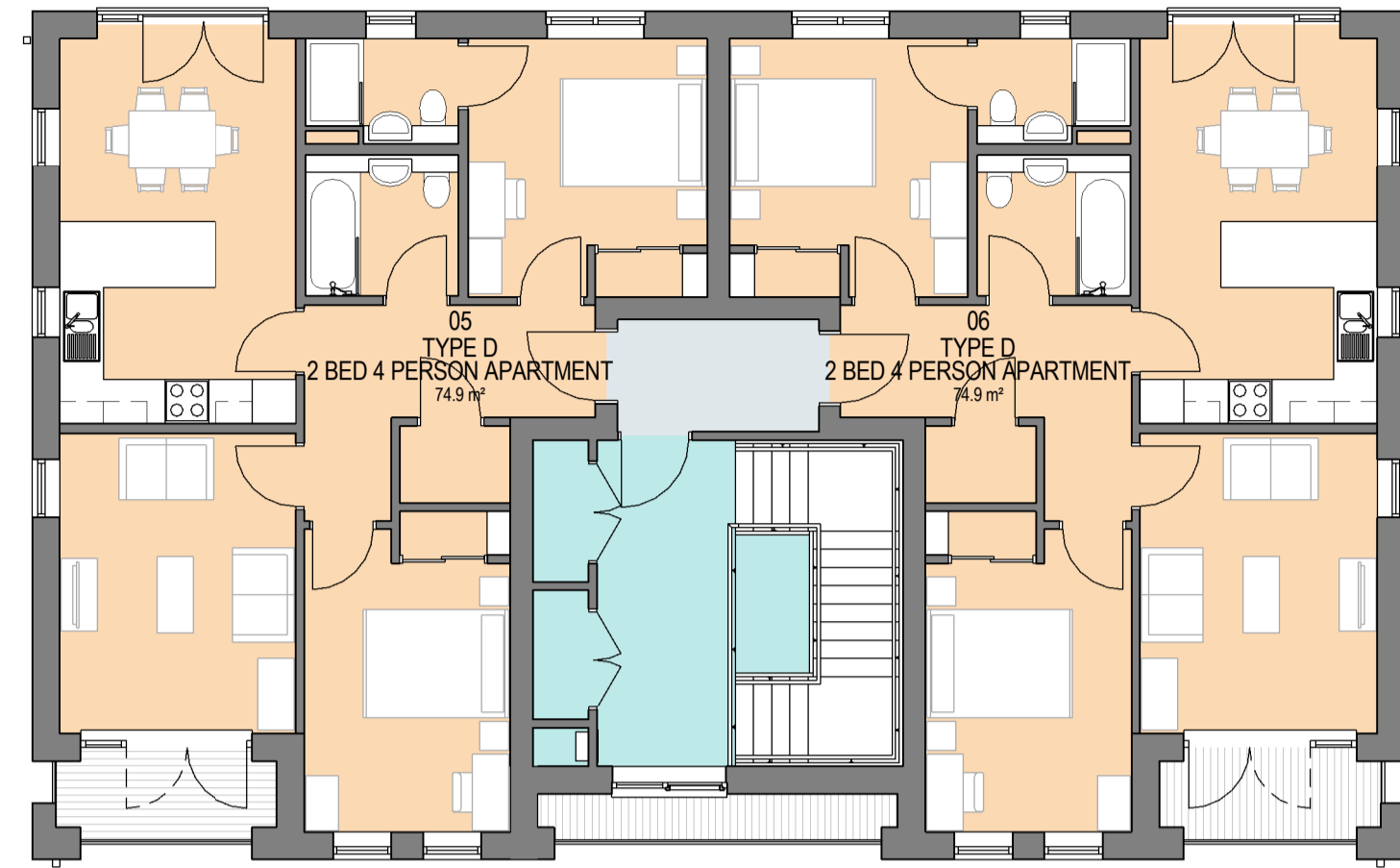
APARTMENT SUMMARY

Type	Count
2 BED 4 PERSON APARTMENT	6

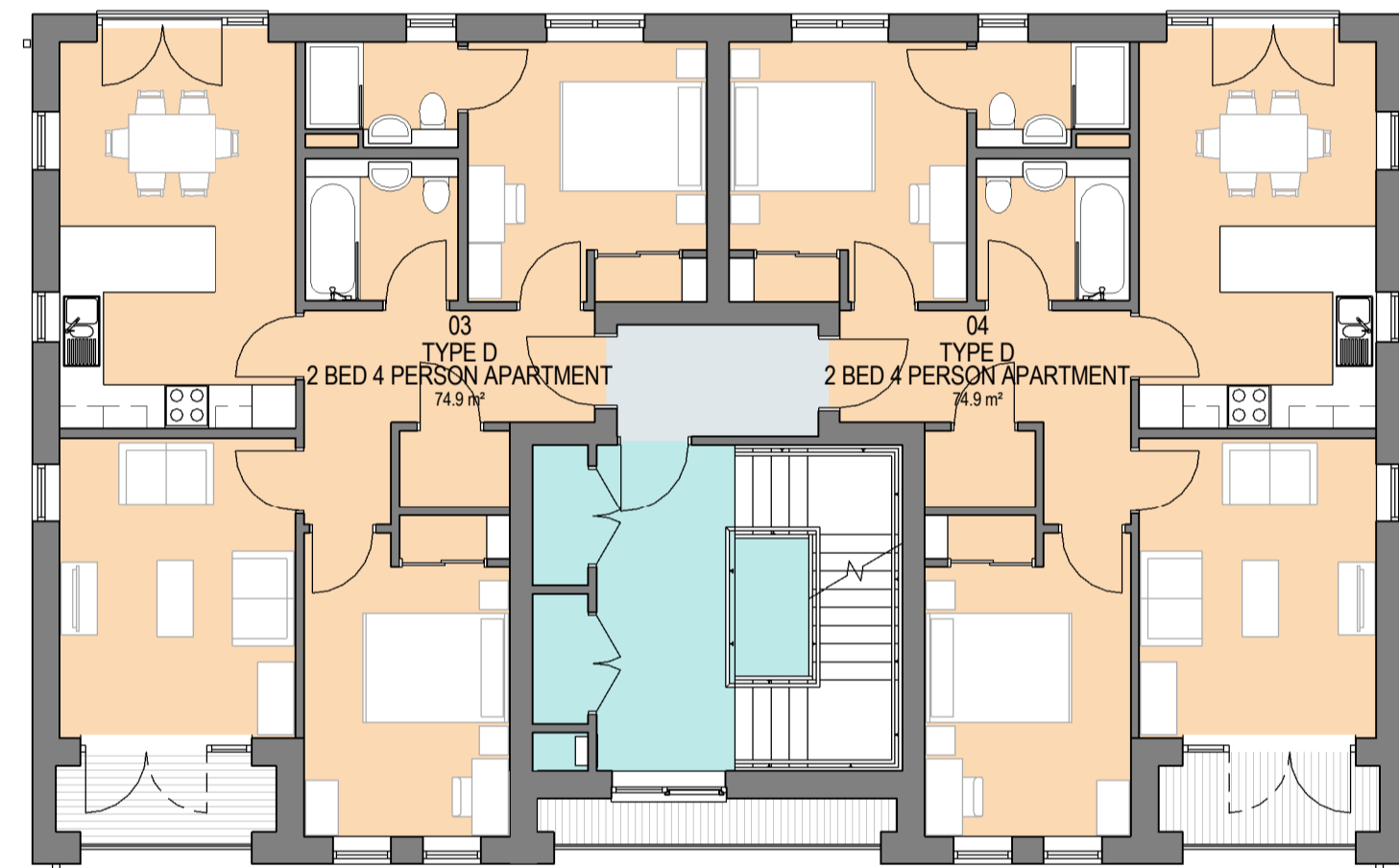
AREA SCHEDULE (GIFA)

Level	Area
00 - Ground Floor	184.0 m ²
01 - First Floor	184.0 m ²
02 - Second Floor	184.0 m ²
Grand total	551.9 m ²

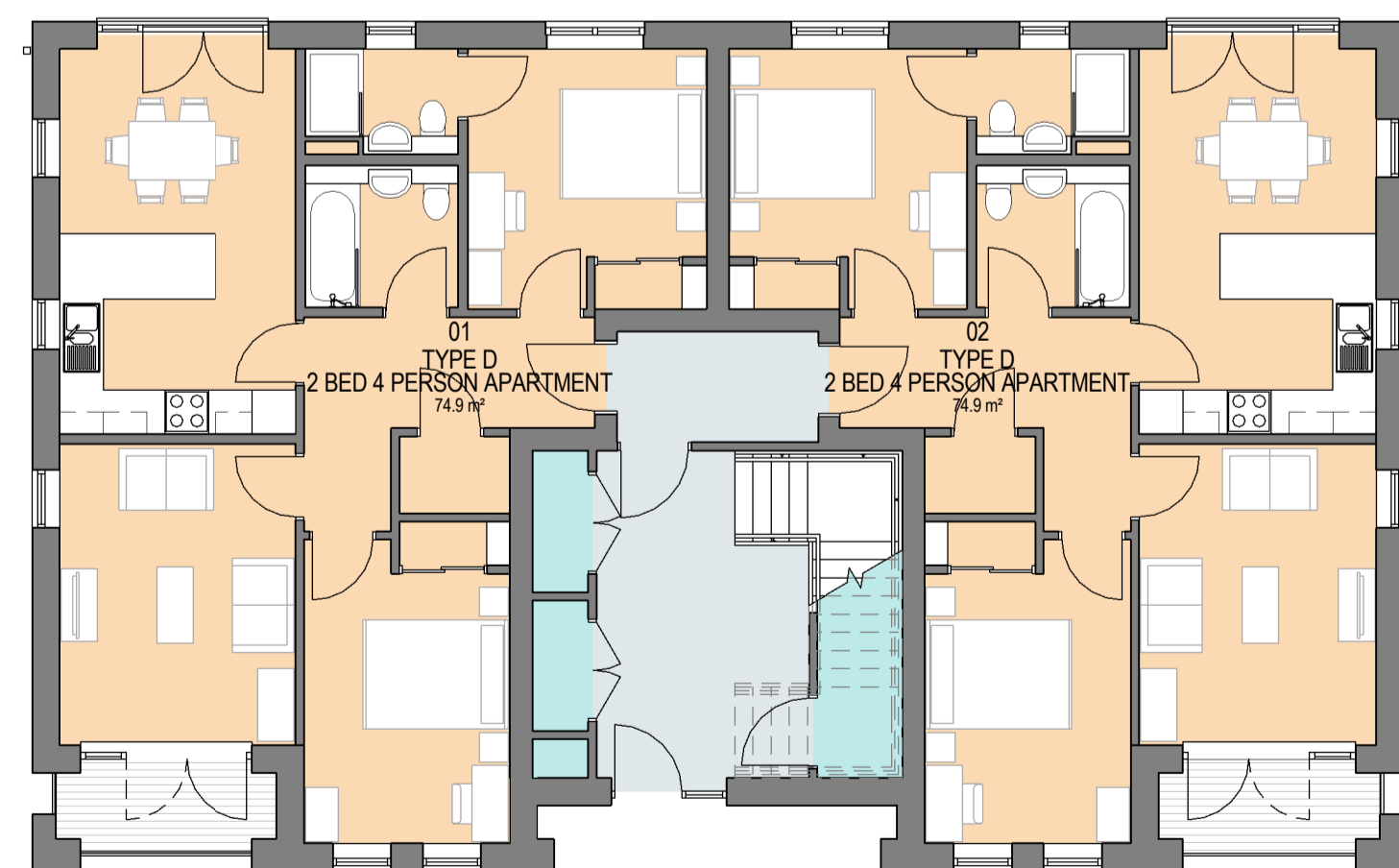
- MATERIALS (RESERVED MATTERS)**
- APARTMENTS:**
- Walls – Brick, multi red to match Phase 1. Areas of feature brickwork to be fleemish bond in the same red multi brick
 - Roof - Artificial slate effect tile
 - Windows & Patio Doors - UPVC, grey
 - Apartment entrance door - Aluminium, grey
 - Balcony balustrade – polyester powder coated metal guarding, grey



SECOND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100



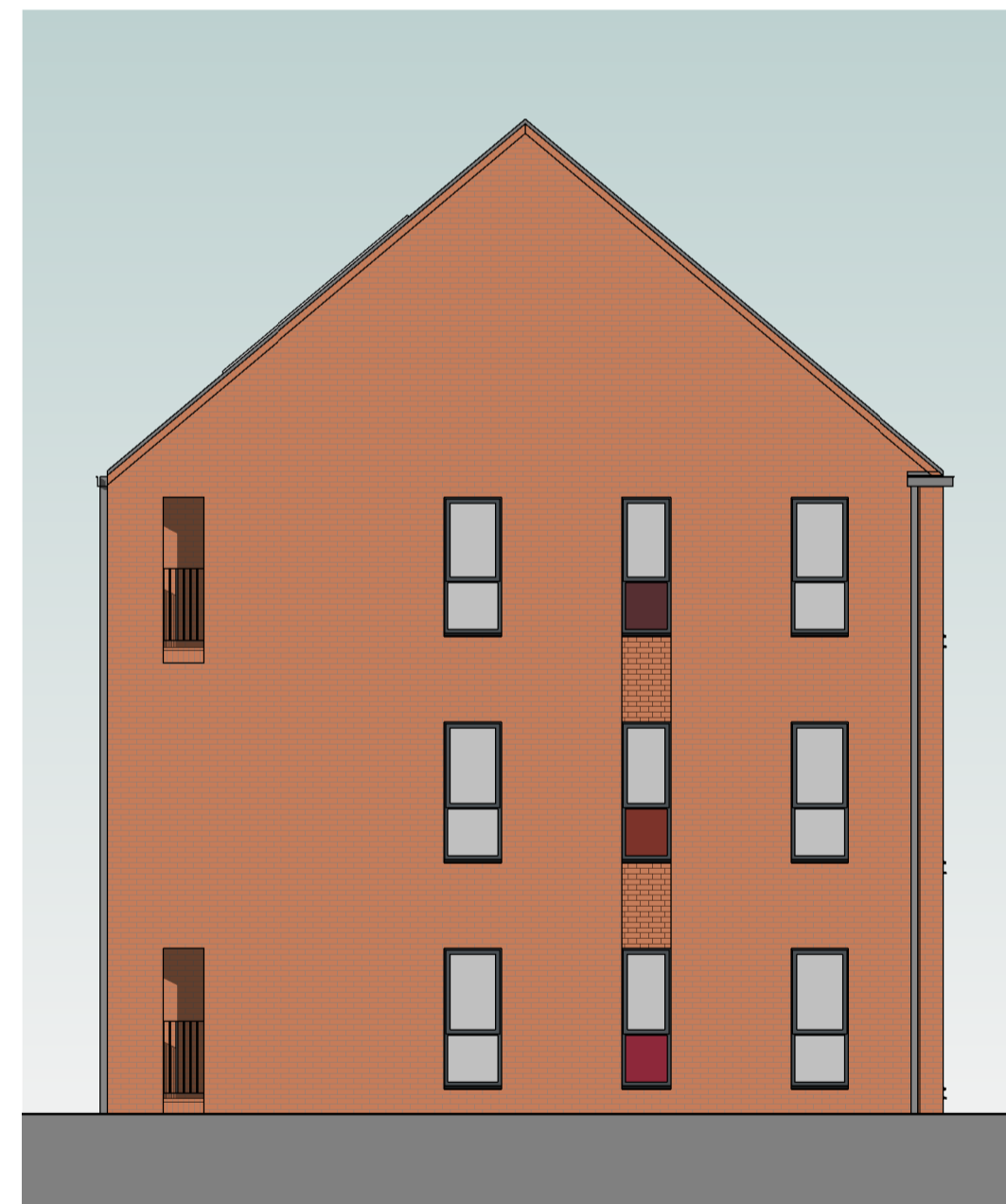
GROUND FLOOR PLAN
1:100



FRONT ELEVATION FACING COURTYARD PARKING
1:100



SIDE ELEVATION - FACING PATTERN HOUSE
1:100



SIDE ELEVATION - FACING PHASE 1
1:100



REAR ELEVATION - FACING THE RIVER TAME
1:100

Rev	Description	By	Date
1	MOSSCARE ST VINCENTS' HOUSING GROUP		
2	CASTLE STREET PHASE 2		
3	BLOCK C - FLOOR PLANS & ELEVATIONS		
4	4654-01_1005		
5	1005		
6	07/12/17	Scale	1:100 @ A1
7	EMc	EMc	TW
8	Planning	Tender	Construction
9	Design	Contract	As Built



London House
 115 Golden Lane
 London
 EC1Y 0TJ

Woodville House
 2 Woodville Road
 Altrincham
 WA14 2FH

+44 20 7078 0079
 architects@pozzoni.co.uk

+44 161 928 7848
 www.pozzoni.co.uk

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- Key**
- Asphalt concrete surface (Vehicular)
 - Pressed concrete paving slab surface 450mm x 450mm x 50mm (colour Grey)
 - Self binding gravel surface
 - Trellis
 - Tree planting
 - Hedgerow planting
 - Native shrub planting
 - Ornamental planting
 - Bulb planting
 - Amenity grassland
 - Species-rich grassland

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Rev	Description	Drawn	Approved	Date
B	Amenity grass mowing strips removed from footpath within buffer zone	SW	RJC	26.05.17
A	Amendment to paving slabs	SW	RJC	21.04.17

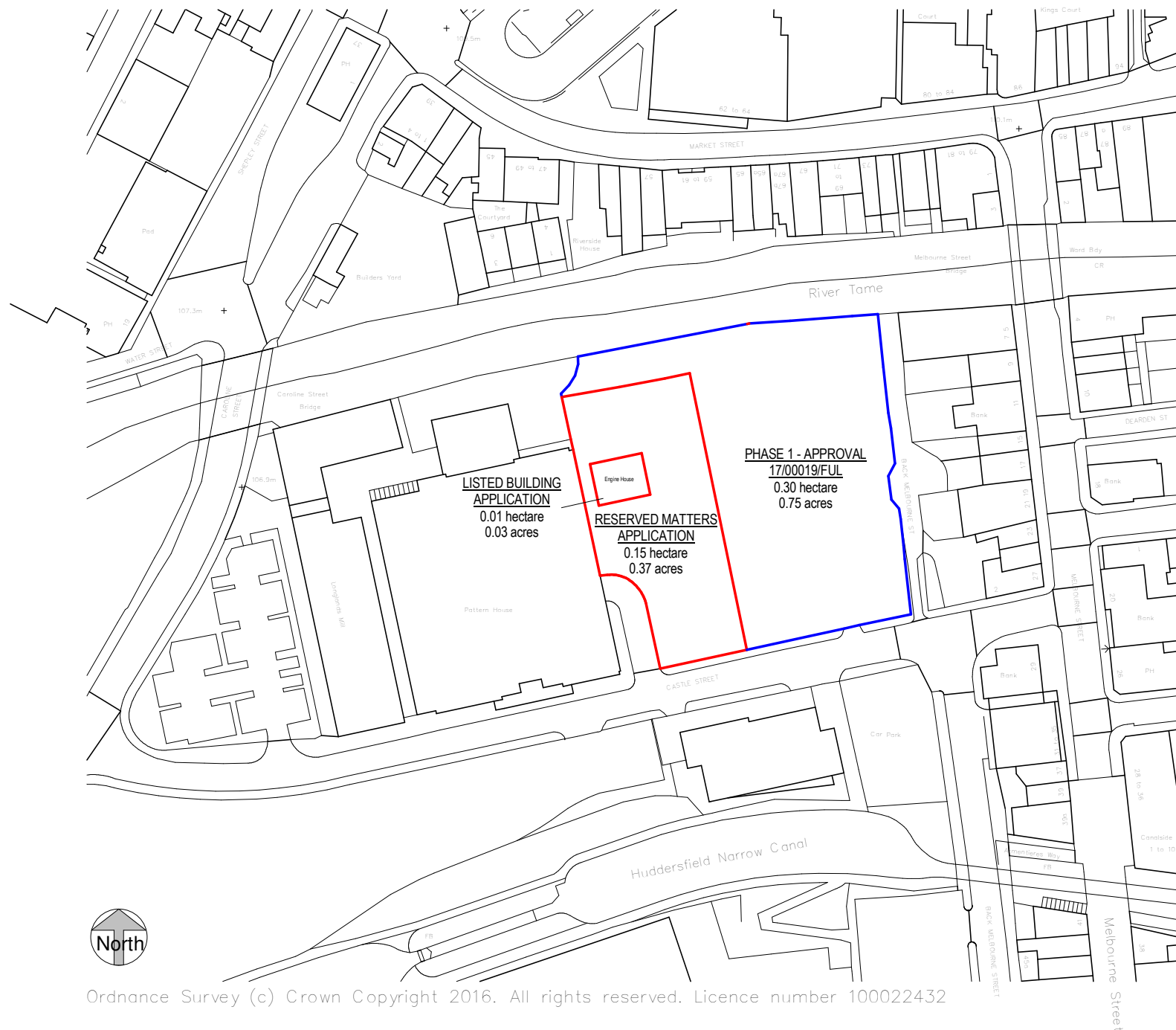
TEP | **THE ENVIRONMENT PARTNERSHIP**
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Castle Street Stalybridge
Title
Hard Landscape Plan

Drawing Number
D6325.001B

Scale 1:200@ A1	Date 27/03/2017
Drawn SW	Checked JTS
	Approved RJC

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SITE LOCATION PLAN - RESERVED MATTERS APPLICATION
1 : 1250

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

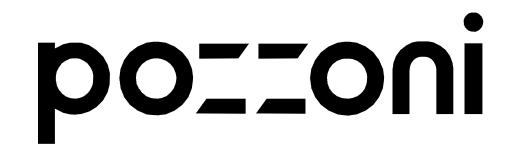
KEY

- Site boundary
- Ownership boundary (Phase 1 - 17/00019/FUL)

SITE AREAS

Name	Area
RESERVED MATTERS APPLICATION	0.15 hectare
LISTED BUILDING APPLICATION	0.01 hectare
PHASE 1 - APPROVAL 17/00019/FUL	0.30 hectare

Rev	Description	By	Date
Client	MOSSCARE ST VINCENTS' HOUSING GROUP		
Job	CASTLE STREET PHASE 2, STALYBRIDGE		
Drawing	SITE LOCATION PLAN - RESERVED MATTERS		
BSRef	POZ Ref: 4654-01_1000	Rev	
Date	07/12/17	Scale	1 : 1250 @ A3
3D CoOrd	EMc	2D CoOrd	EMc Approved TW
Project Status	Planning	Tender	Construction
	Design	Contract	As Built



London House
115 Golden Lane
London
EC1Y 0TJ

Woodville House
2 Woodville Road
Altrincham
WA14 2FH

+44 20 7078 0079
architects@pozzoni.co.uk

+44 161 928 7848
www.pozzoni.co.uk

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Scale 1/900 Date 15/5/2018
 Centre = 396193 E 398490 N

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Soft Landscaping Programme	
Item	Date
	(Assumes completion of building works February/March 2018)
Implementation: Planting	During the external works (February/March 2018)
Defects planting: Year 1	February/March 2019
Defects planting: Year 2	February/March 2020
Defects planting: Year 3	February/March 2021

Plant Schedule												
Name	Qty	Height	Form	Girth	CrStm	Brks	Cntr	Ctrs	Rt Condition	Age	Mix Percentage	
Acer campestre 'Streetwise'	4	400-450cm	Standard (Extra heavy)	14-16cm	175-200cm			0.000	RB	3x	0.00	
Achillea filipendulena 'Gold Plate'	11	20-30cm					3L	0.450	C		0.00	
Alnus glutinosa	11	400-450cm	Standard (Extra heavy)	14-16cm	Min 200cm	5		0.000	RB	3x	0.00	
Betula pendula	4	400-450cm	Standard (Extra heavy)	14-16cm	min 200cm	5		0.000	RB	3x	0.00	
Carex flacca	35	30-40cm					3L	0.450	C		0.00	
Carex nigra	17	30-40cm					3L	0.450	C		0.00	
Caryopteris clandonensis	9	20-30cm					3L	0.450	C		0.00	
Ceanothus 'Autumnal Blue'	12	30-40cm				4	3L	0.580	C		0.00	
Choisya ternata	15	40-60cm				5	5L	0.580	C		0.00	
Clematis montana	2	60-80cm				2	3L	1.500	C		0.00	
Deschampsia cespitosa	26	30-40cm					5L	0.450	C		0.00	
Escallonia 'Crimson Spire'	18	40-60cm				5	5L	0.450	C		0.00	
Euonymus fortunei 'Emerald Gaiety'	33	25-30cm	Bushy			9	6L	0.450	C		0.00	
Fuchsia magellanica	11	30-40cm				5	3L	0.450	C		0.00	
Geranium macrorrhizum	11	20-30cm					5L	0.450	C		0.00	
Hebe 'Great Orme'	26	30-40cm	Bushy			5	5L	0.450	C		0.00	
Hebe pinguifolia 'Page'	10	30-40cm				7	5L	0.450	C		0.00	
Hedera helix	2	40-50cm				2	3L	1.500	C		0.00	
Ilex aquifolium	97	60-80cm					5L	0.200	C		0.00	
Lavandula angustifolia	62	30-40cm				5	5L	0.450	C		0.00	
Malus 'Rudolf'	2	425-600cm	Standard (Extra heavy)	14-16cm	175-200			0.000	RB	3x	0.00	
Miscanthus sinensis 'Morning Light'	10	30-40cm					5L	0.450	C		0.00	
Miscanthus sinensis 'Variegatus'	7	40-60cm					5L	0.450	C		0.00	
Pachysandra terminalis	30	15-20cm (D)				9	3L	0.450	C		0.00	
Panicaria bistorta	5	20-30cm					3L	0.450	C		0.00	
Pittosporum tenuifolium 'Tom Thumb'	18	30-40cm				7	3L	0.450	C	1+1	0.00	
Rosmarinus officinalis	27	40-60cm				5	5L	0.450	C		0.00	
Sarcococca confusa	27	30-40cm				6	5L	0.450	C		0.00	
Sedum spectabile	3	20-30cm					5L	0.450	C		0.00	
Sorbus aucuparia 'Cardinal Royal'	1	425-600cm	Standard (Extra heavy)	14-16cm	175-200cm			0.000	RB	3x	0.00	
Stachys lanata	5	20-30cm					5L	0.450	C		0.00	
Stipa arundinacea	6	15-20cm					5L	0.450	C		0.00	
Vinca minor	25	20-30cm (D)				3	3L	0.450	C		0.00	
Native Bulb Mix												
Name	Qty	Height	Form	Girth	CrStm	Brks	Cntr	Ctrs	Rt Condition	Age	Mix Percentage	
Crocus nudiflorus	251							0.224			20.00	
Galanthus nivalis (Single)	376							0.224			30.00	
Narcissus pseudonarcissus	376	5+ (Topsize)						0.224			30.00	
Ornithogalum angustifolium	251	6+cm (Topsize)						0.224			20.00	
	1836											
Native Shrub Mix												
Name	Qty	Height	Form	Girth	CrStm	Brks	Cntr	Ctrs	Rt Condition	Age	Mix Percentage	
Cornus sanguinea	23	60-80cm	Seedling (undercut)					1.000	B	1u/1	15.00	
Corylus avellana	16	60-80cm	Transplant - cutting raised			4		1.000	B	0/1/1	10.00	
Crataegus monogyna	39	60-80cm	Seedling - undercut					1.000	B	1u/1	25.00	
Rosa canina	16	60-80cm				2		1.000	B	1+1 or 1/1	10.00	
Salix caprea	23	60-80cm				3		1.000	B	1+2	15.00	
Salix cinerea	23	40-60cm				5	3L	1.000	C		15.00	
Sambucus nigra	16	60-80cm				3		1.000	B		10.00	
	156											
	1992											

Species Rich Grassland Mix

Supplier: Germinal Seeds Ltd
 Mix: Traditional Hay Meadow (MG5 Grassland)
 Sowing rate: 5.00 g/m2

- 1.5% Achillea millefolium (Yarrow)
- 2% Anthoxanthum odoratum (Sweet Vernal Grass)
- 1.5% Centaurea nigra (Common knapweed)
- 1.5% Galium verum (Lady's Bedstraw)
- 1% Leontodon hispidus (Rough Hawkbit)
- 1.5% Leucanthemum vulgare (Ox-eye Daisy)
- 0.5% Lotus corniculatus (Birdsfoot Trefoil)
- 2% Plantago lanceolata (Ribwort Plantain)
- 1% Agrimonia eupatorium (Agrimony)
- 1.5% Prunella vulgaris (Self-Heal)
- 1.5% Ranunculus acris (Meadow Buttercup)
- 1.5% Ranunculus bulbosus (Bulbous Buttercup)
- 1% Rhinanthus minor (Yellow Rattle)
- 1.5% Filipendula ulmaria (Meadow Sweet)
- 0.5% Sanguisorba minor (Salad Burnet)
- 14% Agrostis capillaris (Common Bent)
- 18% Cynosurus cristatus (Crested Dogstail)
- 14% Dactylis glomerata (Cocksfoot)
- 22% Festuca rubra ssp litoralis (Slender Creeping Red Fescue)
- 6% Festuca pratensis (Meadow Fescue)
- 6% Trisetum flavescens (Yellow Oat-Grass)

Amenity Grassland (open space areas)

- Supplier: Germinal Seeds Ltd
 Mix: Low Maintenance Areas
 Sowing rate: 50.00 g/m2
- 40% CORAIL (Strong Creeping Red Fescue)
 - 30% RAISA (Chewings Fescue)
 - 25% ABERFLEECE (Sheeps Fescue)
 - 5% HIGHLAND (Browntop Bent)

Key

- Trellis
- Tree planting
- Hedgerow planting
- Native shrub planting
- Ornamental planting
- Bulb planting
- Amenity grassland
- Species-rich grassland
- Climbing Plant
- 2FR Schwegler Bat Tube (Interlinking) (3nr.)
- Schwegler 1MF Bat and bird box (2nr.)
- Schwegler sparrow terrace (1nr.)
- Woodpecker/Starling Nest Box (2nr.)

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Rev	Description	Drawn	Approved	Date
B	Amenity grass mowing strips removed from footpaths within buffer zone	SW	RJC	26.05.17
A	Planting timetable added	SW	RJC	25.04.17

THE ENVIRONMENT PARTNERSHIP
 Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
 Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Castle Street Stalybridge
 Title
Detailed Planting and Habitat Creation Plan
 Drawing Number
D6325.002B

Scale	Date
1:200 @ A1	28/03/2017
Drawn WYC	Checked SW
	Approved JTS



Schwegler sparrow terrace



2FR Schwegler Bat Tube (Interlinking)



Schwegler 1MF Bat and bird box



Woodpecker/Starling Nest Box

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STREET ELEVATION - FACING CASTLE STREET

1 : 200



SIDE ELEVATION - FACING BLOCK A

1 : 200



SIDE ELEVATION FACING THE PATTERN HOUSE

1 : 200



REAR ELEVATION FACING THE RIVER TAME

1 : 200



FRONT ELEVATION - BLOCK B

1 : 200



FRONT ELEVATION - BLOCK C

1 : 200

Notes
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1:200	mm	0	500	1000	1500	2000	2500
1:500	m	0	5	10	15	20	25
1:1250	m	0	10	20	30	40	50



- MATERIALS (RESERVED MATTERS)**
- APARTMENTS:**
1. Walls – Brick, multi red to match Phase 1. Areas of feature brickwork to be Flemish bond in the same red multi brick
 2. Roof - Artificial slate effect tile
 3. Windows & Patio Doors - UPVC, grey
 4. Apartment entrance door - Aluminium, grey
 5. Balcony balustrade – polyester powder coated metal guarding, grey
- HARD LANDSCAPING & BOUNDARIES:**
6. Car Park and Parking bays - Macadam, black
 7. Pathways within the site – Resin bonded gravel on a tarmac base, golden in colour for the main pathways and grey for the shadow effect within the engine house garden
 8. Railings - Polyester powder coated metal, black
 9. Bin store - treated timber clad structure with metal roof

Rev	Description	By	Date
Client	MOSSCARE ST VINCENTS' HOUSING GROUP		
Job	CASTLE STREET PHASE 2, STALYBRIDGE		
Drawings	PROPOSED ELEVATIONS		
Ref	4654-01_1006		
Scale	As indicated		@ A1
Date	07/12/17		
Drawn	EMc	Approved	TW
Checked	EMc	Author	
Project	Planning	Tender	Construction
Phase	Design	Contract	As Built

pozzoni

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EC1Y 0TJ

Woodville House
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1:500	m	0	10	20	30	40	50
1:1250	m	0	10	20	30	40	50

SCHEME SUMMARY

BLOCK A (PHASE 1 - APPROVED):

21 x 1 Bedroom Apartments
17 x 2 Bedroom Apartments
TOTAL = 38 Apartments

BLOCK B (PHASE 2 - RESERVED MATTERS):

3 x 1 Bedroom Apartments
9 x 2 Bedroom Apartments
TOTAL = 12 Apartments

BLOCK C (PHASE 2 - RESERVED MATTERS):

6 x 2 Bedroom Apartments
TOTAL = 6 Apartments

PARKING PROVISION

Block A - 17 spaces
Blocks B & C - 15 spaces

CYCLE STORAGE

Shared covered store for 20 bicycles

MATERIALS (RESERVED MATTERS)

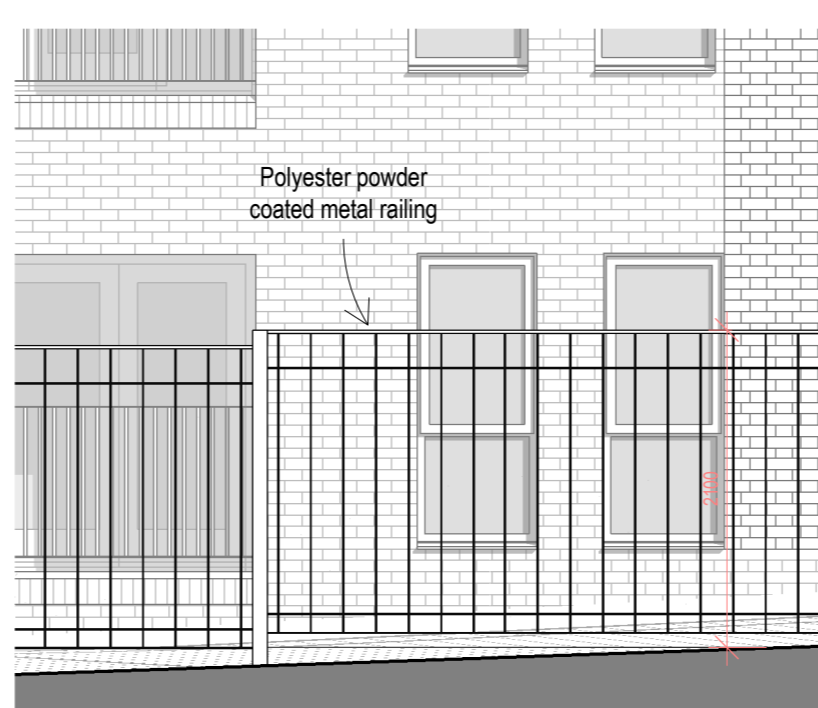
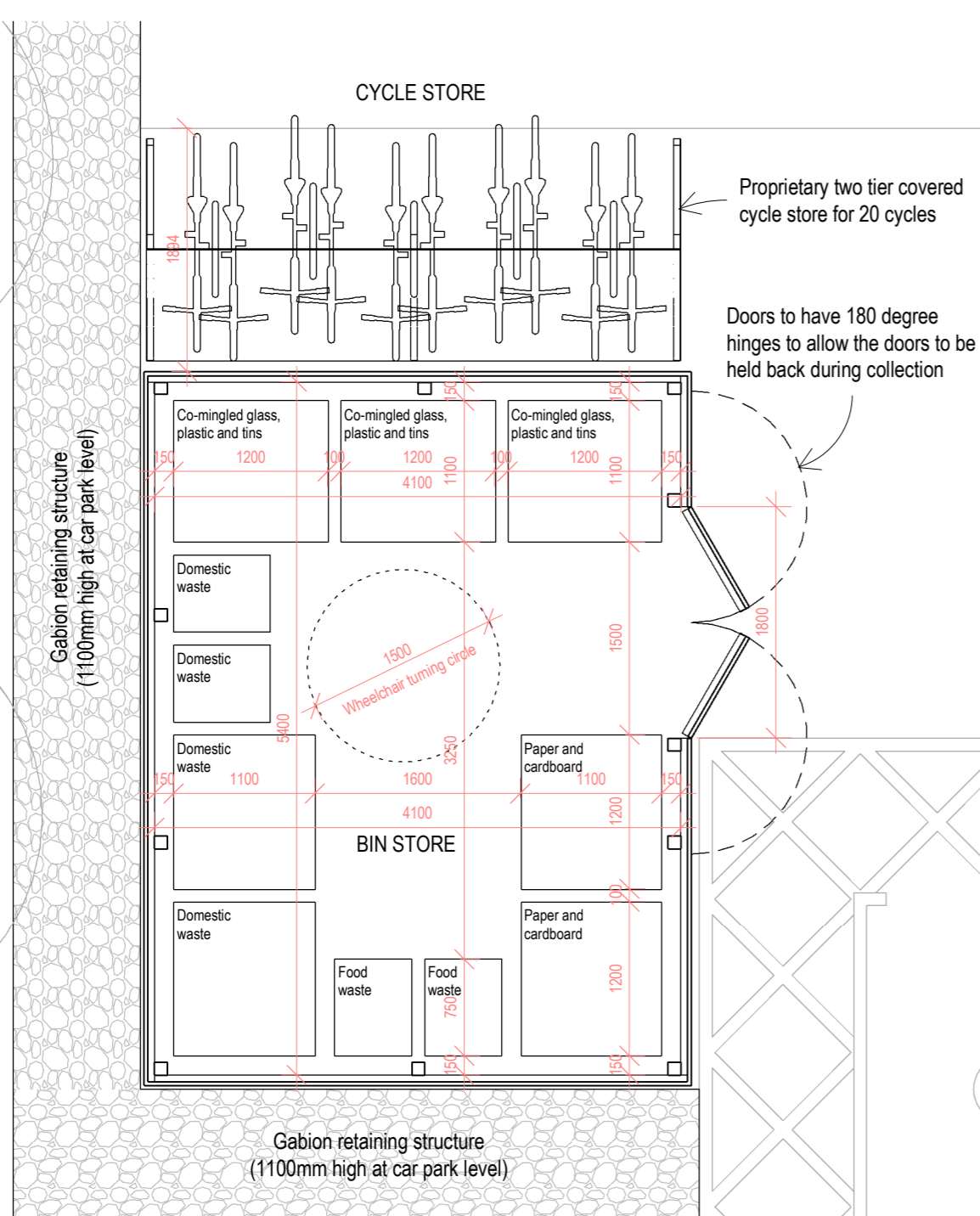
APARTMENTS:

1. Walls - Brick, multi red to match Phase 1. Areas of feature brickwork to be Flemish bond in the same red multi brick
2. Roof - Artificial slate effect tile
3. Windows & Patio Doors - UPVC, grey
4. Apartment entrance door - Aluminium, grey
5. Balcony balustrade - polyester powder coated metal guarding, grey

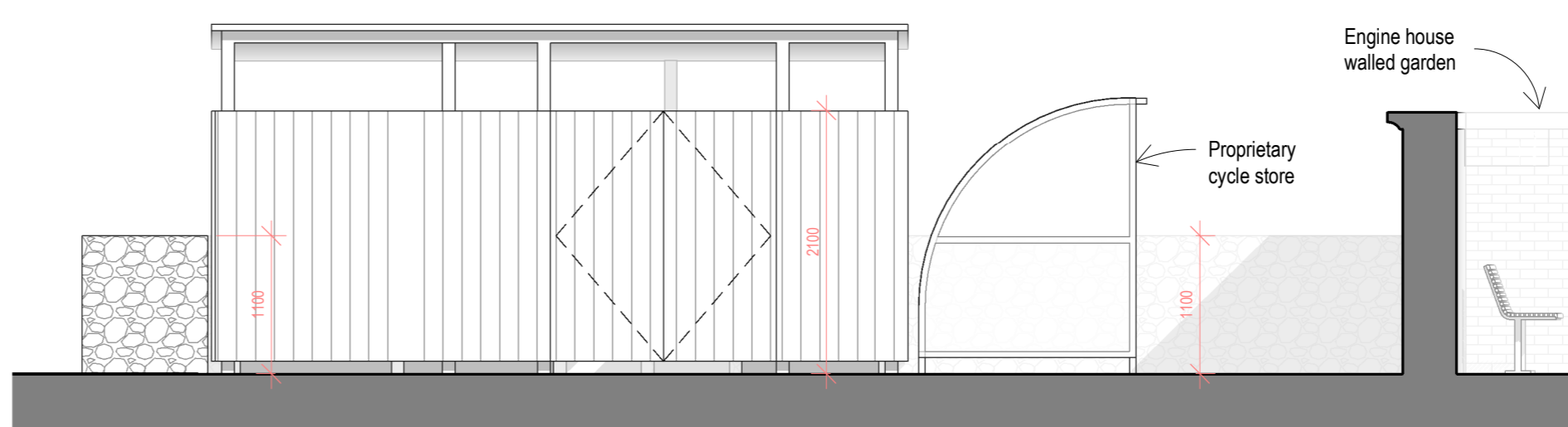
HARD LANDSCAPING & BOUNDARIES:

6. Car Park and Parking bays - Macadam, black
7. Pathways within the site - Resin bonded gravel on a tarmac base, golden in colour for the main pathways and grey for the shadow effect within the engine house garden
8. Railings - Polyester powder coated metal, black
9. Bin store - treated timber clad structure with metal roof

PROPOSED SITE LAYOUT PLAN
1 : 200



BOUNDARY TYPE A ELEVATION
1 : 50



BIN & CYCLE STORE ELEVATION
1 : 50
Page 187

Rev	Description	EMc	By	Date
A	Cycle storage provision clarified	EMc		10/05/18

Client: MOSSCARE ST VINCENTS' HOUSING GROUP
 Job: CASTLE STREET PHASE 2, STALYBRIDGE
 Drawing: PROPOSED SITE PLAN
 Ref: 4654-01_1002
 Scale: As indicated
 Date: 07/12/17
 Approved: TW
 Design: Contract As Built

pozzoni

London House 115 Golden Lane London EC1Y 0TJ
 Woodville House 2 Woodville Road Altrincham WA14 2FH
 +44 20 7078 0079 architects@pozzoni.co.uk
 +44 161 928 7848 www.pozzoni.co.uk

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Notes
 The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
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Scale Bars	TO BE USED ONLY AS GUIDANCE		
1:100	mm	0 1000 2000	0 1000 2000
1:200	mm	0 1000 2000	0 1000 2000
1:500	m	0 10 20	0 10 20
1:1250	m	0 10 20	0 10 20

- MATERIALS (RESERVED MATTERS)**
- APARTMENTS:**
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VIEW FROM CASTLE STREET, WEST OF THE SITE



VIEW FROM THE CAROLINE STREET BRIDGE



AERIAL VIEW FROM THE SOUTH WEST



AERIAL VIEW FROM THE SOUTH EAST



VIEW INTO THE SITE FROM THE NORTH



VIEW FROM THE ENGINE HOUSE GARDEN



VIEW FROM THE CAR PARK

Rev	Description	By	Date
Client	MOSSCARE ST VINCENTS' HOUSING GROUP		
Use	CASTLE STREET PHASE 2, STALYBRIDGE		
Drawn	PROPOSED STREET & AERIAL VIEWS		
Project No.	4654-01_1007	Rev	
Scale	1:200	Sheet	@ A1
Date	07/12/17	Scale	1:200
Drawn	EMc	Scale	EMc
Checked	EMc	Approved	TW
Project Status	Planning	Tender	Construction
	Design	Contract	As Built

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 115 Golden Lane
 London
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