NEW SECTION 106 AGREEMENTS

Planning application 20/00129/FUL – Former site of St Anne's Nursery, Manchester Road, Audenshaw (Approved 15 March 2021)

The application proposed the redevelopment of the land to support 16 houses and 18 apartments including associated works.

The application was considered and approved by the Speakers Panel (Planning) at their meeting on 16 December 2020 subject to the imposition of conditions set out in the report and on the basis of the completion of a Section 106 agreement to secure the following:

Education Contribution: £28,389.21 to be used for improvements at Aldwyn Primary School.

Green Space Contribution: £53,396.18 to be used for improvements to children's play at Ryecroft Hall and tree planting to Manchester Road.

Highways Contribution: £21,610.73 for funding of cycling and pedestrian improvements on Manchester Road.

Affordable Housing – All of the Dwellings to be constructed as Affordable Housing Units.

The Section 106 agreement was signed on 15 March 2021.

Planning application 20/00823/FUL – Unit 3 and 4, Crown Point North Shopping Park, Worthington Way, Denton. (Approved 17 March 2021).

The application proposed to vary condition no.2 attached to planning permission approved under reference 12/00466/FUL to increase the amount of convenience goods that can be sold from Units 3 and 4 within the overall retail development.

The application was considered and approved by the Speakers Panel (Planning) at their meeting on 16 December 2020 subject to the imposition of conditions set out in the report and on the basis of the completion of a Section 106 agreement to secure the following:

£20,000 towards a programme of improvement works to the Crownpoint junction; and,

£5,000 to fund the recalibration of the Split Cycle Offset Optimisation Technique at the junction into the retail park;

A Unilateral Undertaking pursuant to Section 106 of the Town and Country Planning Act was signed on 9 March 2021.

Planning application 19/00374/FUL – Land on the South East side of Bank Street, Ashton (Approved 15 January 2021).

The planning application originally proposed the redevelopment of land surrounding Cavendish Mill to create 51no. homes with associated landscaping, public space and access roads.

The application was first considered and approved by the Speakers Panel (Planning) at their meeting on 13 November 2019 subject to conditions and the prior completion of a Section 106 agreement to secure:

- £41,579.53 towards improvements to public open space within the vicinity of the site, including enhancements to the landscaped area around Ashton Old Baths, enhancements to landscaping at the entrance to St. Petersgate and improvements to the condition of the boundary walls around the public open space at Whitelands Road;

- Cycling and Walking Facilities: £9,875.42 towards a highway improvement scheme;

- Details of the management of the surface water drainage system and public open space within the development; and,

- 15% affordable housing provision.

Due to subsequent viability issues the scheme was amended and involved the loss of one residential unit (from 51 to 50). It was re-presented to Speakers Panel (Planning) on 21 October 2020 where it was approved subjection to conditions and a Section 106 agreement requiring:

Public Open Space - £41,579.53 to be used towards improvements to public open space in the vicinity including:

- Enhancements to the landscaped area around Ashton Old Baths;
- Enhancements to landscaping at the entrance of St. Petersgate;
- Improvements to the condition of the boundary walls around the public open space at Whitelands Road.

Cycling and Walking Facilities - £9,875.42 to be used towards a scheme to improve cycling and walking facilities on Hill Street and Bank Street.

Details of the management of the surface water drainage system and public open space within the development; and,

All dwellings shall not be used or occupied other than as affordable housing units in perpetuity.

The Section 106 agreement was signed on 15 January 2021.