

Application Number 16/00822/FUL

Proposal	Proposed residential development for 178 dwellings together with access, associated infrastructure and landscaping
Site	Mono Pumps Ltd Martin Street Audenshaw
Applicant	Taylor Wimpey Manchester
Recommendation	Grant planning permission subject to the prior signing of a S106 legal agreement and subject to conditions.

REPORT

1 APPLICATION DESCRIPTION

1.1 This planning application seeks full planning consent for the construction of 178 dwellings on 4.77 hectares of land on the cleared site of the former Mono Pumps Ltd, Martin Street, Audenshaw.

1.2 The dwellings proposed are a mixture of 2 to 2½ storey two, three and four bed mews, semi-detached and detached houses and three storey two bed apartment blocks. The mix of dwellings includes:

- 18no. two bed apartments
- 21no. two-storey two bed mews house
- 11no. two-storey three bed dual aspect house
- 64no. two-storey three bed mews house
- 30no. 2½ storey three bed town houses
- 7no. two-storey three bed detached houses
- 10no. two-storey four bed dual aspect houses
- 17no. two-storey four bed detached house

There would be a mix of ten different house types and two different apartment blocks constructed with external materials that include brick or render external walls and grey tiles. Apartment block 1 would be three storeys in height and contain 12no. two-bed apartments. The materials proposed include red brick elevations and a slate grey tiled hipped roof. The apartment block would be positioned in the north-west corner of the site adjacent to Guide Lane and the Railway car-park. Apartment block 2 would be three storeys in height and contain 6no. two-bed apartments. The apartment block would be positioned in the south-east corner of the site.

1.3 In addition to the various house types, the application includes provision for internal roads and servicing areas, an area of public open space and a pedestrian connection to Guide Bridge railway station. Throughout the site new landscaping will be provided around the residential dwellings both within the gardens of the properties and within the street. The area of public open space is also to be provided at the eastern boundary of the site close to the main entrance of the site off Martin Street.

1.4 The application proposes two vehicular access points to and from the site. The main access would be located on the north side of Martin Street and a second access located on the north side of Bridge Street.

- 1.5 Parking provision will comprise a combination of driveways and parking courts. All houses (and both apartment blocks) will benefit from amenity space, with the provision of private rear gardens. Space for the discrete storage of refuse bins would be provided behind each of the houses. The number of parking spaces provided is compliant with requirements of the Residential Design SPD.

2.0 SITE AND SURROUNDINGS

- 2.1 The site is located to the east of Audenshaw town centre, close to the boundary with Ashton. The site comprises of 4.77 hectares of now vacant brownfield land that formerly contained Mono-Pumps. All existing buildings on the site have now been demolished and the site has been cleared. The application site is flat with part of the boundary wall on the west elevation acting as a retaining wall to Guide Lane.
- 2.3 The area surrounding the site contains a mix of a mixture of industrial and employment uses and residential properties. The car park at Guide Bridge Railway Station immediately bounds the site to the north; Brother International and Brother UK are located to the south of the site; industrial units are located to the south of the site and residential properties off Guide Lane to the west of the site.
- 2.4 The local shopping centre at the Snipe Retail Park is 800m to the north-west of the site. Guide Bridge Railway Station is located on the northern boundary of the site and there are bus stops on Guide Lane to the west of the site and on Stockport Road, Ashton 100m to the north of the site. These bus stops provide link the site between Stalybridge and Denton at 15 minute intervals and to Ashton at 10-30 minute intervals.

3.0 PLANNING HISTORY

- 3.1 None relevant.

4.0 RELEVANT PLANNING POLICIES

- 4.1 Tameside Unitary Development Plan (UDP) Allocation
4.1.1 Established Employment Area.

4.2 Tameside UDP

4.2.1 Part 1 Policies

- 1.1: Capturing Quality Jobs for Tameside People.
- 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.
- 1.9: Maintaining Local Access to Employment and Services.
- 1.12: Ensuring an Accessible, Safe and Healthy Environment.

4.2.2 Part 2 Policies

- C1: Townscape and Urban Form
- E3: Established Employment Areas
- H4: Type, Size and Affordability of Dwellings.

H5 Open Space Provision
H6 Education and Community Facilities
MW11: Contaminated Land.
H10: Detailed Design of Housing Developments
T1: Highway Improvement and Traffic Management.
T10: Parking.

4.3 Other Policies

4.3.1 Residential Design Supplementary Planning Document.

4.4 National Planning Policy Framework (NPPF)

4.4.1 Section 1 Delivering sustainable development
Section 6 Delivering a wide choice of high quality homes
Section 7 Requiring good design

4.5 Planning Practice Guidance (PPG)

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

5.0 PUBLICITY CARRIED OUT

5.1 As part of the planning application process 22no. notification letters were sent out to neighbouring properties on 8 September 2016. A notice was posted at the site and published in a local newspaper on 15 September 2016. Following amendments to the design and layout of the scheme, additional neighbour notification letters were sent out on 29 November 2016.

6.0 RESPONSES FROM CONSULTEES

6.1 The Head of Environmental Services – Highways has raised no objections to the proposal and has requested conditions and informative notes to be attached to any approval.

6.2 The Head of Environmental Services – Environmental Protection has raised concerns regarding the content of the noise assessment submitted with the application that identifies three areas of the site that could be affected by noise pollution from the railway line to the north of the site and industrial units to the south east. A condition is therefore recommended to provide further details of noise attenuation measures.

6.3 United Utilities has raised no objections to the proposal and has requested that conditions be added to any approval.

6.4 The GM Police Design for Security Unit has raised no objections to the proposal.

6.5 Transport for Greater Manchester has raised no objections to the proposal and has requested conditions to be added to any approval for cycle storage and a green travel plan.

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

7.1 Brother UK have raised concerns about of highway and pedestrian safety. The specific concerns raised relate to: -

1. Traffic at peak times in the morning and evening as the business starts/closes (08.00-09.00am and 4.45pm-6.00pm specifically) exiting onto Guide Lane.
2. Traffic flow close to the Brother UK main goods in entrance at the bottom of Bridge Street being disrupted by cars entering/exiting the new development on the new planned entrance here (potential pinch point and area for collision).
3. Increased traffic flow close to the Brother UK main building entrance on Shepley Street.

In addition to the concerns raised, Brother UK has requested the Head of Environmental Services (Highways): -

1. To consider the traffic flow merits of re-designating of Martin Street into a two-way street (currently one way). There is a potential Health and Safety issue due to the proximity of the recent zebra crossing installation, and Brother UK would strongly support this re-designation.
2. To review road markings/parking restrictions around the entire site so as to ensure the integrity of delivery/logistic vehicles entering/exiting the site remains clear to specifically include Martin Street, Mount Pleasant Street, Bridge Street, Tame Street, Shepley Street and Manor Street. This would include a review of any single and double yellow line markings.
3. A review of where bollards exist in the local residential areas – with a potential review of exit points on Paradise Street, Manor Street and Mount Pleasant Street.

The issues raised by Brother UK are being reviewed and considered by the Head of Environmental Services (Highways).

8.0 ANALYSIS

8.1 The principal issues in deciding this application are:-

- 1) The principle of the development and loss of employment land.
- 2) Layout and design.
- 3) Accessibility and Highways.
- 4) Residential amenity.
- 5) Section 106 Legal Agreement

8.1.1 The principle of the development and loss of employment land

8.1.2 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 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 sets 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 which includes 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.

- 8.1.3 As an established employment area allocated in the Unitary Development Plan the site is not one on which the Council would normally grant permission for residential development and the supporting evidence submitted with the planning application proposal must demonstrate why it should be allowed.
- 8.1.4 The E3 policy aims to retain employment generating sites in established employment areas and proposals for residential development will not be permitted unless a number of factors indicate otherwise. These factors include; the quantity, type, evidence and demand of employment sites and premises in the area; the suitability of the site in its present form for further employment use and the opportunity which may be presented for new forms of employment and the potential benefits arising from new residential development. Such an approach is consistent with the NPPF (paragraph 22) which states that: Planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.
- 8.1.5 The Council's estimated supply of land available for employment use across Tameside has reduced considerably since 31 March 2014 which means that the further release of land for non-employment uses should be considered carefully to ensure that the opportunity for retained or replacement employment opportunities has been fully considered. Many manufacturing and commercial sites have been lost to residential and retailing uses and the much higher land values associated with these uses are putting pressure on remaining sites. The Council wants to encourage employment development in sustainable locations to enable more enterprise and job opportunities.
- 8.1.6 The Employment Land SPD requires the applicant to provide evidence of a lack of demand for employment uses on the site in order to justify the release to non-employment uses. A Commercial Property and Market Review Report has been submitted with the application that includes an analysis of available floor space and available land within a defined search area of 1.5mile radius of the site.
- 8.1.7 Available Floor Space
The report identifies 250 existing industrial properties of which there is available space in 83 (33.2%). The submitted report demonstrates there has been a significant decline in floor space availability between 2011 and 2013 with a continued, albeit slower decline up to 2016. The report concludes that there is strong demand and sales and declining levels of vacancy.
- 8.1.8 Available Employment Land
The report identifies there is available employment land within the area and uses six sites across the borough as comparators. The sites identified as currently being available include:
- Newton Street, Hyde (The former Christy Towels site, Carrfield Mill);
 - Broadway 67, Broadway Industrial Estate, Hyde;
 - Former Toray Textiles site, Dukinfield Road, Hyde;

- Former Robertsons Jam site, Manchester Road, Droyslden (Audenshaw);
- Ashton Moss Plot 3000, Lord Sheldon Way, Ashton-under-Lyne; and
- Groby Road North, Audenshaw.

The report therefore demonstrates that there are sufficient alternative sites that are genuinely available and of high quality as set out in the Tameside Employment Land Review (Draft December 2013).

8.1.9 Employment Demand

The Employment Land SPD requires the marketing of any site to be assessed by the Council's Economic Development Unit to ensure that it is fairly marketed. The site has been marketed for one year and following the 12-month marketing period, best and final bids were invited for the site. This yielded nine offers, none of which were from present occupiers, which emphasises the lack of interest in the buildings. Of the nine offers received four were for employment development, three for mixed-use and two did not state. All the offers were rejected because the offer was made below the required valuation. The council agrees that the marketing campaign was conducted in a fair manner in terms of methods used and market coverage.

8.1.10 Land Use and Viability

Before considering release of an employment site the council needs to be satisfied that either refurbishment of the buildings for employment uses, or redevelopment of the site for employment use are not viable.

8.1.11 **Full Demolition and redevelopment for employment use**

The Viability Assessment submitted in support of the application was carried out in accordance with an agreed methodology and demonstrates that the redevelopment of the site for employment uses would result in a negative land value of -£4,029,503, which indicates that the option of the full demolition of the buildings and the redevelopment of the site for employment is unviable. Further sensitivity analysis reveals that the site would only be viable by increasing sales value (20%) and reducing build costs (20%). However, the report concludes that the land value derived at this level would still be below the acceptable land value for the site.

8.1.12 **Refurbishment of existing buildings**

The Viability Assessment concludes that due to the demolition of all buildings on the site it was not assessed on an 'as it stands' basis and instead focuses on a complete redevelopment scenario. It is considered this is the most sensible and appropriate approach given the clearance of the site.

8.1.13 **Mixed-Use and Enabling Development**

Mixed-use and enabling development provides a mechanism which can ensure the improvement or redevelopment of employment sites. In the case of enabling development then the quantity proposed must be proportionate to the investment required to allow the continued employment use of the remaining part of the site.

The opportunity for mixed-use development was not explored and the submitted Planning Statement dismisses the potential for this solution on the basis that employment use would be financially unviable. Therefore, the evidence presented

on this is inconclusive. Options for mixed-use and enabling development have not been explored and a robust justification has not been provided to explain why this is not an appropriate approach that would secure modern employment premises on part of the site.

8.1.14 Five Year Housing Land Supply and Regeneration Benefits

To counter balance the retention of the site for employment purposes the contribution the site could play in the Borough's five-year housing land supply and the regeneration benefits of redeveloping the site should be taken into consideration.

The current position is that the proposed residential development on this site would make a valuable contribution to the housing supply and the regeneration benefits of residential development on the site include: -

- Regeneration of a vacant contaminated brownfield site;
- Delivering a range of new homes to meet the needs of the area and the Borough;
- Delivering a range of new homes in a highly accessible location with good public transport links, and
- Increasing the local population which will support local shops and services.

The evidence presented gives a complex picture that needs to be considered in determining the planning balance. There is a reducing quantity of available employment land and this site could be maintained under policy E3. However, whilst policy E3 is primarily concerned with employment uses, it has a bearing on the supply of housing. Policy E3 accords with paragraph 22 of the NPPF and specifically provides the mechanism for considering whether residential development on employment sites is acceptable.

In this case, with the evidence submitted, it has been demonstrated that the proposed residential development is policy compliant and coupled with the regeneration benefits identified above, which are material considerations, it is considered the redevelopment of this site for residential purposes is consistent with the NPPF, UDP Policy E3 and the Employment Land SPD and will make an important contribution to the Borough's housing need.

8.2 Layout and design

8.2.1 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, indivisible from good planning and should contribute positively to making places better for people. The NPPF states that "it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes." Whilst the NPPF confirms any decision should not attempt to impose architectural styles or particular tastes and not stifle innovation but adds it is proper to promote or reinforce local distinction.

8.2.2 In this regard the proposal should also be considered against UDP Policies C1, and H10 and the Residential Design SPD which seek to ensure that the design and

layout of proposed housing developments are of high quality and complement or enhance the character and appearance of the surrounding area.

- 8.2.3 The site is located adjacent to Guide Bridge Railway Station and would be visible when passing through the station on the train to Manchester. The site is also in a prominent location that is viewed from Guide Lane, which is the main corridor connecting Audenshaw to Denton and Stockport. Due to the prominence of the location, the redevelopment of this site must therefore be of high quality design.
- 8.2.4 In considering the layout and scale of the dwellings, there are two distinct and related elements to consider in relation to the proposed layout. These are the design of the site and proposed dwellings in relation to the surrounding area, and the layout and scale/relationship of the dwellings to each other within the site. Whilst the nearest residential properties are to the west of the site off Guide Lane, the general street pattern within the area is grid-iron. The layout of the site has taken account of the areas street pattern in its design whilst introducing modern elements to naturally slow down traffic and enhance the visual amenity of the development. The proposed layout has also been designed to accommodate the site constraints including differences in levels towards Guide Lane and ensuring that the properties within the site are not unacceptably overlooked.
- 8.2.5 The Council's Residential Design SPD sets out minimum distances between habitable rooms and blank walls of 21m and 14m respectively, these distances are moderated where steep slopes exist or where development is at an angle. The submitted indicative layout within the site complies with the requirements of the Residential Design SPD.
- 8.2.6 Each of the properties would have access to provide private amenity space and appropriate provision has also been made for the transportation of refuse bins from the back of the houses to the front for collection.
- 8.2.7 A consistent palette of external finishes would be used throughout the housing development to achieve a cohesive scheme that acknowledges the character of the locality within which it is set whilst remaining identifiably contemporary features as steep pitched gables, window surrounds and canopied front doorways. The road would have a bituminous surface, with block paving at key junctions and service areas.
- 8.2.8 Hard and soft landscaping is proposed within the site. Where the site or building plots face outwards, soft landscaping will be used to provide sustainable boundaries between public and private areas, whilst at the same time achieving clear delineation between different elements of the site. Street tree planting is also proposed to add to the visual attractiveness of the site.
- 8.2.9 The scale of the proposed houses and apartment blocks is in-keeping with the local vernacular, and it is therefore considered that the layout, design and choice of materials would provide an acceptable and harmonious relationship with the surrounding area and therefore the development complies with the Residential Design SPD and Section 6 & 7 of the NPPF.

8.3 Accessibility and Highways

- 8.3.1 The development would be served by entrance points off Martin Street and Bridge Street. The main arterial route will distribute traffic into the development site off

Martin Street, through a hierarchy of roads and footpaths. Feature plots have been added to create visual landmarks, so as to highlight views along routes. Wherever possible, two parking spaces will be provided for each house. In terms of pedestrian access, a footpath link is proposed that would connect to Guide Bridge Railway Station to the north of the site.

- 8.3.2 The application is supported by a transport statement which sets out the sustainable transport options for the site and analyses the likely impact in terms of traffic generation. The transport statement confirms that the total traffic generated by the proposed development would be less than that generated by an industrial development of the floor area of the previous Monopumps facility. For this reason, it is not considered there would be a detrimental impact on the existing highway network.
- 8.3.3 Estimated traffic flows from Brother UK/International is between 40-60 vehicles per day (over 10 hours). To ensure highway safety, visibility splays to meet the current highway standards would be provided on Martin Street and Bridge Street near Brother UK/International so that highway safety would not be compromised. There are no driveways to the proposed houses on Bridge Street that would result in vehicles reversing onto Bridge Street. The Head of Environmental Services (Highways) has confirmed that an assessment will take place to determine whether traffic calming measures are required on the roads surrounding Brother UK/International.
- 8.3.4 The applicant is supportive of making Martin Street two-way along its entire length, however, a safety audit of the revised arrangement is required to demonstrate that the junction would operate safely without significant conflicts. The report (to be provided by the applicants Traffic Consultants) has not been received by the council and therefore at this stage it is not possible to predict whether Martin Street would be made into a two-way street. Some modifications to the kerb line at the junction with Guide Lane are likely to be needed to ease access for goods vehicles if two-way operation is to be implemented. This would be included within s.278 Agreement securing offsite highway works necessitated by the development.
- 8.3.5 In overall terms, 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 H10, T1 and T10, the Residential Design SPD and Section 4 of the NPPF.

8.4 Residential amenity

- 8.4.1 A Noise Impact Assessment has been submitted in support of the application. A baseline noise survey was carried out to determine the existing noise climate of the area and this concludes that the noise climate of the area is dominated by noise from the railway to the north of the site and from the industrial units to the south-east of the site. The submitted Noise Assessment confirms that there are three areas within the site that are likely to be affected by noise pollution. To protect residents from any potential noise pollution, attenuation measures that include acoustic glazing and trickle ventilation are proposed in houses likely to be affected by noise pollution. The Head of Environmental Services (Public Protection) recommends that windows in these properties be non-opening, however, the applicants have requested that further negotiations take place. It is therefore recommended that a condition is imposed on any planning permission that requires suitable noise attenuation measures to be

provided with a scheme that would provide good resting / sleeping conditions as defined in BS 8233: 1999 (Sound Insulation and Noise Reduction for Buildings) for occupiers of the houses likely to be affected.

- 8.4.2 The application site is in Environment Agency flood zone 1, the area with the lowest probability of fluvial (river) flooding. As a major development proposal, the application is accompanied by a flood risk assessment. The submitted flood risk assessment identifies a low risk of surface water groundwater flooding and there is no record of historic sewer flooding. United Utilities have confirmed no objection to the proposed development subject to conditions requiring details of foul and surface water drainage and a sustainable urban drainage system (SuDs).
- 8.4.3 The application is supported by a contaminated land risk assessment; the Council's Environmental Health Contaminated Land officer has reviewed this document and has confirmed that whilst there are some contamination issues to be addressed but has raised no objections subject to a contaminated land condition. There is no evidence to suggest that any contamination that may be present on site cannot adequately be dealt with.
- 8.4.4 It is considered the housing development as proposed would provide an appropriate level of amenity for future residents and would therefore comply with the NPPF, UDP policies 1.12 and H10 and the Residential Design SPD.

8.5 Section 106 agreement

- 8.5.1 In accordance with the Community Infrastructure Levy Regulations 2015, which is intended to provide infrastructure to support development, rather than to make individual planning applications acceptable in planning terms, it is agreed additionally with the applicant, so as to compensate for the impact of the development on the demand for school places, a financial contribution of £168, 548.03 be made toward the construction costs for additional places at Aldwyn Park Primary School in Audenshaw.
- 8.5.2 The submitted transport statement confirms that there would be no additional pressure on the existing highways network and therefore no additional financial contributions towards highways is required.
- 8.5.3 The contribution towards green space would be £80,000 which would be used to purchase new play equipment in Oxford Park.
- 8.5.4 It is further recommended that the s106 agreement also includes that no part of the development is occupied until details of a maintenance management plan for the public amenity space and street landscaping has been submitted to, and approved in writing by, the local planning authority. Following occupation, the management plan shall be implemented in accordance with the approved details.
- 8.5.6 Should the s106 agreement not be signed within 3-months from the date the application is presented to the Speakers Panel, it is recommended that the Panel authorise the Head of Planning to use delegated powers to refuse the planning application.

9.0 Conclusion

- 9.1 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.
- 9.2 There is a clear need to retain productive employment sites and there is a quantitative need to resist proposals for alternative uses on employment sites unless a case for redevelopment can be demonstrated. It is accepted that in this case the site's is unsuitable for continued employment due to it being financially unviable. The principle of the release of the land for alternative is considered to have satisfied the requirements of UDP policy E3 and so it can be accepted in this case. The application must therefore be treated on its own merits. The proposals would regenerate an unsightly site and so significantly enhance the appearance of the local area whilst delivering a mix of housing types, adding to the supply, and diversifying the range of choice of housing, at a sustainable location and available site that is near to Guide Bridge Railway Station.
- 9.3 The application proposal therefore represents sustainable development in a highly accessible location. The construction phase of the development will create a job in the construction sector over the built time of the development, as well as further indirect job opportunities. The benefit of redeveloping this site for residential use are considered to outweigh any di-benefits resulting from the loss of employment land and for this reason, the recommendation is to grant planning permission.

RECOMMENDATION

Grant planning permission subject to: -

- a) The prior signing of a Section 106 Legal Agreement.
- b) The following conditions.
- c) Approval to process a Traffic Regulation Order.

A) Section 106 Legal Agreement which secures the following:

- a) Education contribution of £168, 548.03 to fund new places at Aldwyn Park Primary School, Audenshaw; Green space contribution of £80,000 to fund new play equipment at Oxford Park, Ashton. 50% payment of contribution to be made upon first occupation of the development and 50% to be made on the first occupation of the 89th dwelling.
- b) That none of the residential properties are occupied until details of a maintenance and management plan for the area of the public open space and landscaping within the development site has been submitted to, and approved in writing by, the local planning authority.
- c) Approval to process a Traffic Regulation Order.

B) 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 permitted shall be carried out in accordance with the following approved plans: Site Location Plan (site edged red);TWM-MPA-LP-02 RevC; Post Demolition Level Survey TWM-TS-12; B&WTWM-MP-PL-01 RevJ; TWM-MP-PL-COL; WM-MP-ML-01 Rev E; TWM-MP-BTL-01 Rev G; TWM-MP-WML-01 Rev E; TWM-MP-SHL-01 Rev E; TWM-MP-APT01-PL-01; TWM- MP-APT01-PL-02 Rev A; TWM- MP-APT02-PL-01; TWM- MP-APT02-PL-02 Rev A; TWM-MP-SA22-PL-01 Rev A; TWM-MP-PA33-PL-01 Rev A; TWM-MP-PA34-PL-01 Rev A; TWM-MP-PA42-PL-01 Rev A; TWM-MP-PB35G-PL-01 Rev A; TWM-MP-PD32-PL-01 Rev A; TWM-MP-PD49-PL-01 Rev A; TWM-MP-PT310-PL-01 Rev A; TWM-MP-PT42-PL-01 Rev A; TWM-MP-PT42-PL-02 Rev A; TWM-MP-BTD-01 Rev B.
- 3) 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 building(s) 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.
- 4) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.
(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.
(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.
- 5) No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.
- 6) The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
- 7) The development shall not commence until details of the wheel cleaning facilities, temporary access, vehicle parking and turning facilities to be provided during the construction period, has been submitted to and approved in writing by the local planning authority. These measures shall be retained in operation through the duration of the building works.

- 8) During the period of 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) Prior to first occupation of any individual dwellings hereby permitted, a residents travel pack designed to encourage the use of sustainable modes of transport shall be provided to the occupiers of each dwelling. The contents of the travel packs shall be agreed in writing by the Local Planning Authority prior to first occupation of any dwellings within the development
- 10) Development shall not commence until the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
 - i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
 - ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.
 - iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practically 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.

- 11) 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 and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public combined sewerage system either directly or indirectly. Foul and surface water shall be drained on separate systems.

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

- 12) Prior to the commencement 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. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
- b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

- 13) The development hereby approved by this permission shall be carried out in accordance with the submitted Flood Risk Assessment prepared by Avie Consulting Limited dated July 2015 and updated 29 November 2016.
- 14) Prior to occupation of any part of the development. No external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.
- 15) Prior to first occupation of the apartment blocks, a scheme for any television / radio aerial / satellite dish or other form of antenna shall be submitted to and approved in writing by the local planning authority. The development shall be constructed with such approved details.
- 16) 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 the apartment blocks forming part of the development hereby permitted.
- 17) The development hereby approved shall not be first occupied unless and until the bin and bicycle storage facilities for the apartment blocks have been provided and each dwelling has been provided with adequate facilities and receptacles for the storage and collection of refuse and recyclable materials.
- 18) Prior to the commencement of development details of secure cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided prior to the first occupation of the building and unless otherwise first agreed in writing by the Local Planning Authority maintained as such for the life of the development.
- 19) No development other than site preparation works and remediation shall take place unless and until details of noise attenuation measures proposed for this site and a scheme providing good resting / sleeping conditions as defined in BS 8233: 1999 (Sound Insulation and Noise Reduction for Buildings) shall be submitted to and

approved in writing by the Local Planning Authority. The dwellings shall be constructed in accordance with the approved noise attenuation measures and the measures shall be retained thereafter.

- 20) Notwithstanding the submitted details and prior to the commencement of any site works for the development hereby approved details of all existing and proposed slab and site levels (including any re-grading proposed to the site) shall be submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with those details so approved.
- 21) Development shall not commence until the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
 - i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
 - ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.
 - iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
 - iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

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

- 22) The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to secure the 'Secure by Design' accreditation awarded by the Greater Manchester Police. Written confirmation of those measures is to be provided to the Local Planning Authority prior to the occupation of any building.
- C)** That the Assistant Executive Director Environmental Services be authorised to process any Traffic Regulation Order considered necessary (in connection with the approved development/application and/or indicated on the attached plan) and in accordance with the Road Traffic Regulation Act 1984. Subject to the resolution of any objections received during the public consultation period.