

<b>Application Number:</b>	22/00678/FUL
<b>Proposal:</b>	New school for pupils with special educational needs or disabilities (SEND); consisting of single storey building, alongside grass playing pitch, artificial surface playing pitch; with car parking, access and associated infrastructure.
<b>Site:</b>	Longdendale Playing Fields, off Manley Grove, Mottram-in-Longdendale
<b>Applicant:</b>	Anwyl Homes Lancashire and Robertson Construction North West Limited
<b>Recommendation:</b>	Grant planning permission, subject to conditions.
<b>Reason for Report:</b>	A Speakers Panel decision is required because the application constitutes a major development.
<b>Background Papers:</b>	The planning application documents are background papers to the report. They are open to inspection in accordance with Section 100D of the Local Government Act 1972.

## **1. SITE & SURROUNDINGS**

- 1.1 The site subject of this planning application relates to a 4.94 hectare rectangular parcel of land, which is situated to the north of Manley Grove and John Kennedy Way, and to the south of Hyde Road, in Mottram-in-Longdendale. Residential properties are situated to the south and east. An Active Tameside indoor sports facility borders immediately to the east, alongside a children's playground which is beyond the south east of the site at the edge of Manley Grove. Hurstclough Brook also runs beyond the western and south western edges of the site.
- 1.2 The site is allocated as Protected Green Space within the adopted Unitary Development Plan (UDP). The site is currently utilised as open, green space by members of the public. It has not been used as a playing field for a period of at least five years, but was previously.
- 1.3 The main residential properties to be affected by the development are those to the south, along Manley Grove, John Kennedy Road, and Arundale Close. Also within close proximity to the site are properties along Arundale Grove to the south west, and John Kennedy Garden to the east.

## **2. PROPOSAL**

- 2.1 This full application seeks planning permission for a new school, for pupils with special educational needs or disabilities, with a single storey building. Alongside this, a grass playing pitch, and an artificial grass playing pitch would be created, with car parking, access and infrastructure.
- 2.2 The building would be single storey, with a flat roof design throughout. The main section of the building would measure 5.3 metres (m) in height. An entrance area to the school would measure an increased height of 6.2m, and a servicing area on the roof of the building would be covered by a parapet wall, which would have a total further increased height of 7.2m.
- 2.3 The school building would be u-shaped in design, and within the internal walls of the building the outdoor play spaces and garden spaces would be situated. The external materials of the

building would consist of smooth grey brick, and timber cladding to some areas. Some of the elevations would include recessed areas. Detailing would be carried through surrounding some of the windows.

- 2.4 In terms of the layout of the site, vehicular access would be taken off Manley Grove to the south eastern corner of the site. A small car park area would be situated adjacent to this entrance, and the proposed artificial grass sports pitch to the west of this area. The natural turf pitch would be situated to the north east of the site, and the car park area to the north west, to the front of the school building. Landscaping would be situated particularly to the edges of the site, to the southern elevation close to residential properties.
- 2.5 The school would replace the current Hawthorns School which is located in Audenshaw. That site would close upon opening of this new facility. The applicant has stated that the existing school has dated facilities, and some of its buildings are temporary. The capacity of the existing school is not sufficient to accommodate the number of pupils with special educational needs or disabilities. The current school, although meeting the needs of 133 pupils, should have a capacity of only 75 pupils. The proposed school would have capacity for an increased number, of 220 pupils.
- 2.6 As mentioned, two playing pitches are proposed as part of the development. One is a full sized grass pitch, to be situated to the north east of the site. This pitch is proposed to be drained and suitable for community use, with the applicant stating it meets relevant Football Foundation requirements.
- 2.7 The other pitch would be a 3G artificial surface 11v11 junior football pitch, which would be positioned to the south east of the site. This would include lighting, to allow use after hours of darkness. An acoustic fencing or barrier treatment is also proposed to this pitch, to reduce the impact of noise and disturbance upon nearby neighbouring properties from its use.
- 2.8 Both pitches would be managed by the proposed school. It is proposed that during school hours, they would be used exclusively by the school. However, outside of school hours during evenings and weekends, they would be made available for community use by members of the public and sports teams, in accordance with a community use agreement to be progressed.
- 2.9 Changing places at the adjacent existing leisure centre would likely be utilised by users of the community pitches. The pitch would also likely be utilised as the home ground for Hollingworth Juniors Football Club.
- 2.10 Fencing is proposed throughout the site. The fencing to the southern boundary of the site, adjacent to residential properties, would measure 2.4m in height. Higher fencing is proposed surrounding the artificial grass pitch, and acoustic fencing/screening is proposed to the southern elevation of this pitch. The specifications of this are to be controlled through a planning condition, discussed in further detail within the report.

### **3. PLANNING HISTORY**

- 3.1 None of relevance.

### **4. PLANNING POLICY**

#### **National Planning Policy Framework**

- 4.1 Paragraph 9 of the National Planning Policy Framework (NPPF) states that planning decisions should play an active role in guiding development towards sustainable solutions,

but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area.

4.2 Paragraph 11 states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay (as per section 38(6) of the Planning and Compulsory Purchase Act 2004). However, where the development plan is absent, silent or out of date, planning permission should be granted unless the application of policies in the NPPF that protects areas or assets of particular importance, provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

4.3 Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

#### **Development Plan**

4.4 The adopted development plan is the Tameside Unitary Development Plan (2004) and the Greater Manchester Joint Waste Development Plan Document (2012).

#### Tameside Unitary Development Plan (2004)

#### 4.5 **Part 1 Policies**

- 1.1: Capturing Quality Jobs for Tameside People;
- 1.3: Creating a Cleaner and Greener Environment;
- 1.5: Following the Principles of Sustainable Development;
- 1.8: Retaining and Improving Opportunities for Sport, Recreation and Leisure;
- 1.9: Maintaining Local Access to Employment and Services;
- 1.10: Protecting and Enhancing the Natural Environment;
- 1.12: Ensuring an Accessible, Safe and Healthy Environment.

#### 4.6 **Part 2 Policies**

- C1: Townscape and Urban Form
- MW11: Contaminated Land
- MW12: Control of Pollution
- N3: Nature Conservation Factors
- N4: Trees and Woodland
- N5: Trees within Development Sites
- N6: Protection and Enhancement of Waterside Areas
- N7: Protected Species
- OL4: Protected Green Space
- OL6: Outdoor Sport, Recreation and Play Space Developments
- OL10: Landscape Quality and Character
- T1: Highway Improvement and Traffic Management
- T7: Cycling
- T8: Walking
- T10: Parking
- T11: Travel Plans
- T14: Transport Assessments
- U3: Water Services for Developments
- U4: Flood Prevention
- U5: Energy Efficiency

### **Places for Everyone**

- 4.7 The Places for Everyone Joint Development Plan Document was published in August 2021. It was submitted to the Secretary of State in February 2022 and inspectors are appointed to carry out an independent examination. It is a joint plan covering nine of the ten Greater Manchester districts, including Tameside, and is intended to provide the overarching framework to strategically manage growth across the boroughs.
- 4.8 Paragraph 48 in the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to: the stage of preparation of the emerging plan (the more advanced its preparation, the greater weight may be given); the extent to which there are unresolved objections (the less significant, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).
- 4.9 Whilst Places for Everyone has been published and submitted, a number of representations have been received objecting to policies, and so in accordance with paragraph 48 of the NPPF, only very limited weight can be given to those policies at this time.

### **Other Considerations**

- 4.10 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.
- 4.11 The application has been considered in accordance with the Tameside One Equality Scheme (2018-22), which seeks to prevent unlawful discrimination, promote equality of opportunity and good relations between people in a diverse community. In this case, the proposed development is not anticipated to have any potential impact from an equality perspective.

## **5. PUBLICITY CARRIED OUT**

- 5.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement, the application has been advertised as a major development by neighbour notification letters, display of site notice; and advertisement in the local press.

## **6. SUMMARY OF THIRD PARTY RESPONSES**

- 6.1 In response to the neighbour notification letters, there were seven letters of objection submitted. The concerns raised within the letters of objection are summarised below:
- The proposed development would lead to a loss of green space, which would be detrimental to local residents;
  - The development will be detrimental to use of green spaces for informal purposes;
  - The site is proposed to be allocated as Green Belt, so development should not be permitted;
  - The proposed development would lead to congestion and highway safety concerns on surrounding highways;
  - The entrance to the school is not suitable, on Manley Grove, which would lead to highway safety concerns;
  - Lighting levels within the site would lead to residential amenity concerns;

- The application does not state whether facilities would be available for use by members of the community;
- The application was not widely publicised, and was originally advertised during school holidays, not allowing wider public comments;
- There should be improvements to surrounding recreational facilities and
- The community facilities lack changing and toilet facilities.

6.2 There were four letters of support submitted.

## **7. RESPONSES FROM CONSULTEES**

- 7.1 Local Highway Authority – No objections, subject to conditions requiring car parking and servicing to be implemented; a construction environment management plan; a scheme for surveying the existing highway prior to works commencing; a surface water drainage scheme; a scheme for highway construction – on and off site works, and junction improvement works and visibility splays to Manley Grove; secured cycle parking to be provided; a lighting strategy scheme; a scheme for traffic calming and pedestrian crossing facilities on Hyde Road; and submission of a Green Travel Plan.
- 7.2 Transport for Greater Manchester (TfGM) – No objections, subject to pedestrian crossing facilities being provided on Hyde Road.
- 7.3 Greater Manchester Police Designing Out Crime Officer – Recommends that security measures be incorporated into the development.
- 7.4 Lead Local Flood Authority – No objections, subject to a condition requiring a surface water drainage scheme.
- 7.5 United Utilities – No objections, subject to a condition requiring drainage to be undertaken in accordance with submitted details.
- 7.6 Greater Manchester Ecology Unit – No objections, subject to conditions requiring details of the measures for protecting great crested newts on the site; restricting works during the bird nesting season; provide reasonable avoidance measures for small mammals and amphibians; method statement for biosecurity measures or avoidance measures for Himalayan Balsam; measures to prevent negative impacts upon the Hurstclough Brook; and submission of a biodiversity net gain management plan.
- 7.7 Environmental Health – No objections, subject to conditions restricting construction working hours; hours of use of artificial pitch; hours of use for floodlighting of pitch; details of plant and machinery and acoustic properties; details of acoustic fence or screen adjacent to artificial pitch.
- 7.8 Contaminated Land – No objections, subject to conditions requiring a remediation strategy to be undertaken, with options appraisal; and that recommended remedial measures be implemented prior to use, followed by a verification plan.
- 7.9 Coal Authority – No objections. Notes that the site does not lie within the Development High Risk Area, and therefore no further information is required.
- 7.10 Arborist – Notes that most of the trees and wooded areas are to be retained, as new development is constrained primarily to grassland areas. New planting proposed is sufficient and appropriate.
- 7.11 Waste Management – The Council's Waste service does not provide commercial collections.

- 7.12 National Highways – No objections following the submission of additional information.
- 7.13 Sport England – No objections, subject to conditions requiring that full details of the artificial grass pitch be submitted; the natural turf pitch shall be laid out in accordance with the submitted details and Sport England criteria; a community use agreement for the pitches be developed; and a lighting scheme be submitted.

## **8. ANALYSIS**

- 8.1 Paragraph 95 of the NPPF states that it is important that a sufficient choice of school places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
- a) Give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
  - b) Work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.
- 8.2 Policy OL4 of the UDP states that the Council will not permit built development on any land shown as Protected Green Space on the Proposals Map. This policy will also apply to areas of land in similar use but which are too small to be shown as Protected Green Spaces on the Proposals Map. Exceptions to this policy will only be made where one of the following criteria is satisfied:
- a) The proposed development is ancillary to the principal use of a playing field or green space for recreation or amenity and does not adversely affect this use, or
  - b) Redevelopment of part of a playing field or green space provides the only means of upgrading the site to the required standard, and the remaining playing field or green space will continue to meet the needs of the surrounding area for sport, recreation or amenity, or
  - c) A playing field or green space which will be lost as a result of the proposed development would be replaced by a playing field or green space of an equivalent or better quality and quantity, in a suitable location and subject to equivalent or better management arrangements, prior to commencement of development, or
  - d) It can be demonstrated, by means of a suitable supply and demand study taking account of possible future as well as current requirements, that 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.

These exceptions will not apply if part or all of the land involved would continue to fulfil a local need for amenity space, provide a valued sense of openness in the street scene, maintain the character and environmental quality of the area, maintain an open land corridor or substantial enclave of open space within the urban area, provide links to or continuity with wider areas of countryside, or form a wildlife corridor.

Measures will be taken, where possible and appropriate, to enhance the accessibility, appearance and habitats of areas of Protected Green Space and to extend or link them into further areas of open space.

- 8.3 Paragraph 99 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

- b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

- 8.4 The Council's draft Playing Pitch and Outdoor Sport Strategy Assessment Report (dated March 2022) identifies the site as Longdendale Playing Fields, and it is stated that the site is not in current use as playing fields but rather as open space. The applicant has stated that the playing field has not been used as such for a period of at least five years, and Sport England (through consultation) has not disagreed with this statement.
- 8.5 The proposed new school development would result in the loss of the existing playing field, however new provision would be in the form of an 11v11 youth football pitch. In addition, the proposals also include construction of an artificial Grass Sport Pitch (AGP) with sports lighting. The emerging Playing Pitch and Outdoor Sport Strategy Assessment Report, as mentioned above, states that the pitch was previously marked out c2009, according to aerial images, with goalposts previously in place c2005.
- 8.6 Sport England have reviewed the application against their own policies and paragraph 99 of the Framework which broadly set out that objections to loss of a playing field would occur, unless the benefits of the proposed development outweigh the loss.
- 8.7 In terms of the proposed AGP, Sport England have assessed whether this element of the proposal meets an identified local or strategic need. They have indicated that this provision should include a commitment to an associated community use, to ensure long term access for community sport. Furthermore, if a new 3G pitch is developed, this should be to recommended FA pitch dimensions, and be certified on the 3G pitch register. The supporting information meets these recommendations.
- 8.8 The supporting information confirms that both the AGP and the natural turf pitch will be available for community use outside of school hours, supported by changing facilities at the adjacent Longdendale Recreation Centre. Sport England note the response provided by the Council's Environmental Health officers proposing restricted hours of the all-weather pitch (discussed in further detail within the residential amenity section below), and they consider that these hours are appropriate to realise maximum community benefit for the facility.
- 8.9 Sport England also note that the AGP is designed to meet Football Foundation guidance, and the Foundation have confirmed that the development would be eligible for grant funding which would secure an appropriate specification. The AGP would deliver enhancements to school sports facilities as well as community use facilities.
- 8.10 The proposed natural turf pitch is supported by funding secured through an existing section 106 obligation, attached to a planning permission at a housing development approved nearby, at the former Organ Inn pub and associated playing field. Mitigation for loss of that facility was agreed to be provided at this site, in the form of a marked out playing pitch. This would continue to be supported through this application, and is secured in this form by Sport England.
- 8.11 Sport England note that the proposed development does not typically meet their policy, as no new replacement playing field is offered as mitigation for the loss, nor is there an identified access of playing field. However, whilst there is no identified need for specifically additional 3G facilities in this area within the draft Playing Pitch and Outdoor Sport Strategy Assessment Report, the Football Foundation has identified a growing requirement, and the Assessment Report does advocate further investigation into the capacity of existing facilities. In addition, it identifies the case for a rugby compliant facility, and potentially this facility could address the issue of a lack of rugby league and union training in some regard. Therefore, whilst Sport England note that the proposed development is not in full accordance with their policy, it has

the potential to deliver outcomes in the emerging Playing Pitch and Outdoor Sport Strategy Assessment Report, on a site which is a playing field but is not currently utilised for formal sport and has not been used as such for a number of years. The proposal would deliver both a natural turf pitch and an artificial grass pitch, and with appropriate controls would secure facilities for use by the community. Considering the above, Sport England does not raise an objection to the proposed development as, whilst the proposal does not meet their policy, the development in this particular case has the ability to secure identified sports development outcomes which outweigh the loss of the playing field area.

- 8.12 Sport England accepts the hours of use set out by the Environmental Health Officer, but any further reduction in use of the facilities would result in an objection because this would represent insufficient provision for use of the facilities by the community. They also recommend conditions including a requirement for a community use agreement to be submitted for review. This would ensure adequate use by the community. Sport England also recommend conditions requiring details and specification of the artificial grass pitch to be submitted, and stipulate that the natural turf pitch be laid out in accordance with Sport England guidance ('Natural Turf for Sport'), which would ensure that it meets standard requirements. They also recommend that a scheme for the lighting of the facilities be submitted to ensure this adequately serves the development. Each of these conditions are considered necessary, and are recommended to be imposed if permission is granted.
- 8.13 Although Sport England have confirmed that their policies would not be ordinarily complied with (albeit they do not raise an objection to the development), because no new replacement playing field is proposed to mitigate for the loss of existing facilities, it is considered that the proposed facilities represent a significant upgrade to the current situation. As noted earlier, the Council's draft Playing Pitch and Outdoor Sport Strategy Assessment Report identifies that the site forms an area of open space, rather than a playing pitch which has not been in use for a number of years. The proposed development would however deliver enhanced facilities, more akin to playing pitch facilities which would be available for use by the community (subject to recommended conditions), and which would deliver further community benefits than the open space as it stands at present.
- 8.14 The proposed development is thereby considered to deliver significant improvements over the current facilities, and accords with UDP Policy OL4 (criterion c), with replacement of the green space with a playing field of a better quality, in a suitable location subject to better management arrangements. The development similarly also accords with NPPF Paragraph 99 (criterion b) for the same reasons.
- 8.15 In addition to the above, the school development would expand SEN places within the borough, for which there is an identified need, and thus accords with paragraph 95 of the NPPF, which requires a sufficient choice of school places to be available. The Council's Education Service has confirmed their support for the relocation of Hawthorns Community School to this site, allowing the school to expand in order to cater for the growth in children with Education Health and Care Plans (EHCPs). The Council's Education Service has advised that the SEND Sufficiency Strategy 2021-2031 and SEND Forward Plan 2019-2022 have identified the need to increase provision across the borough. An options appraisal has previously been carried out to explore an expansion of the current Hawthorns site, however it was established that a new site would be the most feasible option. As set out within the submitted information, the school would provide places for up to 220 children with special educational needs or disabilities.
- 8.16 In light of the above, the proposed development is acceptable in principle, according with the policies as set out at the start of this section.
- 8.17 It should be noted that part of the site has been identified through Places for Everyone, the draft Greater Manchester Joint Development Plan Document, as a proposed addition to the Green Belt. This would link to existing Green Belt to the north and south of the site (Policy

GBA40 – Hyde Road, Mottram). Places for Everyone was published in August 2021, submitted to the Secretary of State in February 2022, and at the time of writing is currently undergoing Examination in Public. Given the current status of the plan, only very limited weight is afforded to it at present. This does not outweigh the wider policy implications of the scheme as described above.

## **9. DESIGN & LAYOUT**

- 9.1 Policies within the UDP and NPPF are clear in their expectations of achieving high quality development that enhances a locality and contributes to place making objectives. Policy C1 of the UDP promotes that new development responds positively to and with understanding of its local context. The NPPF emphasises that development should be refused where it fails to take opportunities available to improve the character and quality of an area and the way that it functions (para. 134).
- 9.2 The immediate surrounding area is characterised primarily by two storey terraced residential properties, of a brick (buff or red) or render finish. The site also lies adjacent to the existing leisure centre building, which is two storey in height and is finished with render and cladding.
- 9.3 Submitted elevation drawings demonstrate that the school building will be single storey, with a flat roof design. A small section would be of a higher level, appearing two storey in appearance, again with a flat roof. The primarily single storey appearance of the building would not seek to compete with the two storey residential properties it would be situated near, and would appear as an appropriate scale within this site which is currently largely open.
- 9.4 The school has been designed, as per the detail within the submitted Design & Access Statement, to sit within a semi-exposed location, with a dense wooded area containing Hurstclough Brook sitting to the west of the site. The building would be u-shaped in design, in order to contain the outdoor play spaces and garden areas. Due to the orientation of the building, this would ensure those areas are sheltered somewhat, but nonetheless would receive daylight throughout the year. The outward facing facades would then benefit most from extended views across green space. The design of the building in this manner would also partially screen the outdoor play and garden areas from noise and pollution associated with the existing A57 Hyde Road, and would provide a safer area for outdoor play and use, away from the car park and access areas.
- 9.5 The submitted Design & Access Statement discusses how a number of options regarding use of materials was considered prior to the application being submitted. Considering the building is functional, but modern in appearance, a simple material palette is preferred. The primary materials to be used therefore are a grey brick, and a timber cladding. The grey brick would be the primary material, and has a smooth finish. Some of the building's elevations would include recessed areas to reduce their massing, especially given the elevations are a considerable length. Detailing would also be carried through surrounding some of the windows. The timber cladding would complement the grey brickwork, softening the elevations of the building especially around the entrance area. The timber cladding would primarily be used in this area, but would also add interest and slightly reduce the mass of the remaining elevations, with its use breaking up some of the window areas. A condition is recommended to ensure full details of the materials are submitted for consideration prior to their installation.
- 9.6 In terms of the general layout of the site, vehicular access would be taken off Manley Grove to the south-eastern corner of the site. A small car park area would be situated adjacent to this entrance, and the proposed artificial grass sports pitch to the west. The natural turf pitch would be sited to the north east of the site, and the car park area to the north west, at the front of the school building. The layout of the site would be complementary to the surrounding

uses, with significant amounts of activity positioned away from residential properties. This is discussed in further detail below.

- 9.7 The submitted information demonstrates a suitable site layout, and an acceptable design and layout for the building and facilities to be provided on the site. Landscaping to the edges of the site, particularly to the southern boundary close to residential properties, would partially screen and soften the edges of the development. A material palette of smooth grey brick and timber cladding would provide a degree of interest to the overall appearance of the building, and the mix would soften the development. The development is therefore visually acceptable, according with UDP Policy C1 and the NPPF.

## **10. RESIDENTIAL AMENITY**

- 10.1 The NPPF seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.
- 10.2 The main residential properties to be affected by the development are those to the south, along Manley Grove, John Kennedy Road, and Arundale Close. Also within close proximity to the site are properties along Arundale Grove to the south west, and John Kennedy Garden to the east.
- 10.3 The site layout has been designed in a manner so as to reduce the impact where possible on occupiers of nearby residential properties. The main car parking area, main entrance to the school and the natural turf pitch would be situated to the north west and north eastern areas of the site, away from the southern boundary. Similarly, aside from the access entrance point, the vehicular access would then run centrally through the site, east to west.
- 10.4 As set out earlier, the school would provide places for up to 220 children with special educational needs or disabilities. In terms of amenity of neighbouring residents, the operations of the school would differ to that of a mainstream educational establishment. It is unlikely that the school would be served by school buses, with many of the pupils attending likely to utilise private car transport or taxi services. It is also the case that pupils may have staggered start and finish times, or different timings to that of a typical school day. This would result in less disturbance to neighbours from comings and goings which would be associated with a mainstream school.
- 10.5 The southern boundary adjacent to the school building would be landscaped, and the building would be positioned in a u-shape as mentioned earlier. The building, at its nearest (southern) point, would be approximately 12.5m from the boundary with neighbouring properties along Arundale Close. Those properties which would directly face the southern elevation of the school building would be situated some 26m from the building. Properties which lie closer to the building would face into the courtyard area, which would be utilised for outdoor play and as a garden area. This relationship is acceptable in terms of a distance to maintain appropriate amenity and privacy for the nearby residents. The activity taking place within the outdoor courtyard area, in terms of play provision and use of the garden, would not unduly affect residential properties due to the separation distances involved. Importantly also, use of this area would likely take place during school time hours, with some possible use before school and after school during the summer months. Use of this area would thereby not unduly impact upon residential properties during evening and night time hours.
- 10.6 The rear of nos. 24-42 John Kennedy Road would directly face the proposed artificial grass sports pitch, which is to be situated to the south of the site, and the proposed car park to serve that part of the development, which is to be situated directly to the east. A number of other properties which do not face the site but whose gable elevations face the site (situated between no. 42 John Kennedy Road and Arundale Close) would also be sited close to the artificial grass sports pitch. The pitch, like the school building, would be screened somewhat

from the adjacent residential properties by landscaping to be introduced along the southern border of the site. At its closest point, the pitch would be situated approximately 13.5m from the boundary with the neighbouring properties, but it would be at least 25m from the wall of the nearest property. The car park would be situated just over 17m from the boundary of the nearest residential property, taking into account the access driveway which runs to the rear of some properties fronting John Kennedy Road.

- 10.7 The application is supported by a noise impact assessment, which broadly concludes that use of the artificial grass sports pitch does not unduly affect residents bordering the site to the south. However, the Council's Environmental Health Officers have reviewed this assessment, and do consider that, particularly during evening hours or at weekends, use of this pitch could impact upon the amenities of those properties, particularly use of their private garden areas, due to the proximities involved. Although the site is currently utilised as open space and has previously been utilised for sports provision, the artificial pitch is to be situated relatively close to those properties compared to the large area of open space as existing. The playing of sports, including talking, shouting, and the beating of balls and sports equipment against fencing within the pitch, would result in noise which is audible to nearby residents. Therefore, Environmental Health officers recommend that an acoustic fence/barrier, to be installed along the southern boundary of the pitch, should be submitted to the Council for approval prior to first use of the pitch.
- 10.8 Furthermore, although the acoustic barrier would go some way to reducing noise and disturbance to neighbouring properties, noise travels more easily during evening and night time hours, when traffic and associated noise is at a lower level. Furthermore, residents would reasonably and usually expect a degree of peace and quiet during such hours when residing at home. It is therefore recommended that the artificial grass sports pitch shall only be used between the hours of 08:00 and 21:00 Monday to Friday, 09:00 and 20:00 hours on Saturdays, and 10:00 and 18:00 hours on Sundays and Bank Holidays. Furthermore, any lighting proposed to serve both the artificial pitch and the adjacent car park to the east, shall not be lit outside of the above hours, with a grace period of 15 minutes allowed for users to depart. The Council's Environmental Health officers consider that these measures combined would ensure the amenity of neighbouring properties are not unduly affected by the proposed development.
- 10.9 As mentioned previously, the natural turf pitch would be situated to the north east of the site, and would be positioned at least 53m from the boundary with the nearest neighbouring residential property. It is not considered necessary to restrict use of this pitch, given the associated separation distances involved, and also noting that the area is currently used for open space and was previously used for the playing of sports. Users who utilised the car park to the south eastern corner of the site, adjacent to residential properties, would be restricted by the condition controlling hours of use of the lighting of that area, where the use of the natural turf pitch is unlikely to unduly affect residential amenity.
- 10.10 It is also recommended that details of any fixed plant and machinery to be installed at the site be first submitted to the Council for review, to ensure it would not unduly affect the amenities of residential properties neighbouring the site. A relevant condition is recommended.
- 10.11 Following the above assessment, the proposed development would not result in an adverse impact on the residential amenity of surrounding neighbouring properties, subject to the recommended conditions adequately controlling noise and disturbance from the proposed development.

## **11. HIGHWAY SAFETY & ACCESSIBILITY**

- 11.1 It was initially proposed that the main vehicular access to the school would take place off the A57 Hyde Road, which is classified as a trunk road and forms part of the Strategic Road Network (SRN). National Highways objected to this approach, due to existing capacity issues on Hyde Road, and increased vehicular movements in this location. Main access is therefore proposed to be taken off Manley Grove, to the south of the site.
- 11.2 A Development Consent Order has been granted recently for the A57 link roads scheme, which includes the proposed Mottram Moor Link Road, which, when constructed, will bypass the existing A57 Hyde Road. Hyde Road will likely be de-trunked once the link road opens, expected to be in 2025, and should alleviate capacity on the existing Hyde Road. It may in future, be possible, should the school wish to investigate alternative access arrangements, to obtain access from Hyde Road once it is de-trunked, although planning permission would be required for such a scheme. The application has therefore been assessed on the basis that sole vehicular access would be taken off Manley Grove.
- 11.3 The Local Highway Authority (LHA) has noted that adequate visibility splays are available on Manley Grove, allowing for safe access to and from the school site.
- 11.4 Internally within the school site, access will take place via a one-way loop around the proposed car park. Based on evidence from the existing school site, it is expected that pupils will predominantly arrive to the school site via minibus or taxi, however a parent drop-off space is also to be provided. All drop-off/pick-up of pupils will likely take place within the school site, minimising disruption on adjacent highways and to nearby residents from vehicles waiting, and in particular avoiding queueing vehicles on adjacent streets Manley Grove and John Kennedy Road. The LHA are satisfied that there is sufficient internal space to allow for the dropping off and picking up of pupils throughout the school day, and the school will likely be provided with automatic gates to allow vehicles to safely enter and exit the site. Swept path movement diagrams have been provided within the submitted information, demonstrating that a minibus and refuse vehicles could adequately and safely navigate the site.
- 11.5 In terms of capacity of surrounding highways, the submitted Transport Assessment (TA) provides figures to compare the PM peak period and the afternoon (school peak period) for the junction of the A57/John Kennedy Road. The TA indicates that the school, peak period in the afternoon is approximately two thirds of the evening peak flows. It is also noted that once the Mottram Moor Link Road is operational (currently expected in 2025), this would likely result in a significant reduction in existing vehicle trips that utilise John Kennedy Road. Given the submitted modelling information contained within the TA, the LHA are satisfied that the additional traffic generated by the proposed development is acceptable being , significantly below the maximum capacity figures on the surrounding highway junctions, and can be accommodated on the local highway network with limited impact.
- 11.6 In addition to the impact of the development upon local roads, National Highways initially objected to the development, due to limited information provided which demonstrated future impact upon capacity of roads under their control, namely the SRN. The applicant subsequently provided additional information, and following review of this alongside undertaking their own assessment on the likely traffic generation and distribution, National Highways have concluded that the development would not have a severe detrimental impact upon the SRN, and have removed their objection.
- 11.7 As noted earlier, if an alternative access point to the development is investigated in future, as may be the case once the existing A57 Hyde Road is de-trunked following expected opening of the Mottram Moor Link Road, this would require a separate planning application. National Highways have noted that it would be unlikely they would permit a new access onto this section of the existing A57, and an informative to this effect is recommended to ensure the applicant is aware. This situation may change once Hyde Road is de-trunked, and such a proposal may be investigated further at that point.

- 11.8 In terms of parking provision, the development proposes 106 main car parking spaces adjacent to the school building. This includes provision for disabled parking, visitor and drop-off spaces. Furthermore, a smaller car park of 40 spaces is proposed to the south east of the site, adjacent to the artificial pitch. The submitted TA predicts that a 'worse case' scenario for car parking capacity would exist during the afternoon peak pick-up time (at approximately 15:00 hours), when there may be a lack of car parking availability. However, the LHA note that vehicles would enter and exit the site via the one way system to be introduced, which would allow vehicles to queue internally within the site whilst waiting to pick-up pupils. Furthermore, the LHA also acknowledge that some users of the development would not travel by private car, considering bus services are available within close proximity to the site, and cycle parking provision would be provided (for which a condition is recommended). It is also recommended by condition that a green travel plan be submitted by the applicant, which would encourage use of sustainable transport methods other than the private car, and such a condition is thereby recommended.
- 11.9 The LHA recommend that traffic calming measures and pedestrian crossing facilities be provided, close to the site on Hyde Road, in order to provide adequate safety for users and visitors to the site. The LHA notes that the A57 Hyde Road would remain a busy thoroughfare, even once it is de-trunked (following the opening of the Mottram Moor Link Road). It is considered likely that traffic to and from the school may increasingly utilise Hyde Road once it is de-trunked, due to lower traffic levels (as inter-city traffic travelling between Manchester and Sheffield, and traffic between Manchester and Glossop, will likely utilise the new Mottram Moor Link Road). It is considered therefore that a crossing facility, and necessary traffic calming measures, should be provided on Hyde Road, in accordance with a timetable to be agreed, considering a plan to de-trunk Hyde Road will only occur until works commence on the Mottram Moor Link Road (expected in early 2023). A relevant condition is thereby recommended.
- 11.10 In addition to the traffic calming measures and pedestrian crossing facilities on Hyde Road, the LHA recommend that junction works be undertaken to Manley Grove, in order to widen this highway to allow for safer access, including street lighting and drainage works. As well as works to Manley Grove, it is recommended that the internal access works, within the school site, should be undertaken to a recommended specification, and include lighting. The LHA furthermore recommends that the applicant provide further details in respect of construction works, including access, parking and storage arrangements, in order to minimise disruption and impact upon the highway network. The LHA also recommend that the condition of existing highways adjacent to the site are investigated, in order to ensure construction traffic does not cause any undue damage to their surface or kerbs, etc. Three conditions in these regards are thereby recommended.
- 11.11 In concluding highways matters, the proposed development would not result in an adverse impact on highway safety, and adequate parking and internal space would be provided for the pick-up and drop-off of pupils. A green travel plan and facilities for cyclists would encourage use of sustainable transport methods for future users of the development, subject to recommended conditions. Works to adjacent highways, to ensure adequate highway safety for future users, are recommended, alongside traffic calming and pedestrian crossing facilities to Hyde Road once it is de-trunked following the opening of the new Mottram Moor Link Road. These matters are recommended to be secured via condition. The proposals would not result in a detrimental impact on highway safety and are acceptable in this regard.

## **12. DRAINAGE AND FLOOD RISK**

- 12.1 The applicant has submitted a Flood Risk Assessment and Drainage Strategy. The site is located wholly within Flood Zone 1 (at a lower risk of flooding).

- 12.2 The Flood Risk Assessment confirms that soakaway testing has been undertaken, concluding that infiltration is not possible. The overall strategy therefore is for the proposed development to discharge to the existing watercourse (Hurstclough Brook) via a detention basin. The Brook is classed as a major river, and therefore a new outfall may require permission from the Environment Agency, which is separate to the planning process.
- 12.3 The proposed rate of discharge would be restricted to 28 litres per second, which is a greenfield run-off rate. The Lead Local Flood Authority (LLFA) have reviewed the submitted information and strategy and have raised no objections to this approach. They note that other surface water drainage components, such as filter strips and swales are proposed through the scheme. They also note that foul water has been provided through a pump system in order to connect to an existing sewer. The proposed surface water and foul water systems are considered to be acceptable to the LLFA, subject to detailed design. In light of this, a condition requiring a full sustainable drainage scheme to be submitted prior to commencement of development is recommended, in order to ensure this is satisfactory to the LLFA.
- 12.4 United Utilities have also reviewed the submitted information. They consider that the drainage strategy is acceptable for their purposes and recommend a condition requiring that development be undertaken in accordance with the submitted details., It is recommended that such a condition be imposed on any planning approval. United Utilities furthermore note that a water main is situated in close proximity to the site, and they would not permit building over a main. An informative could therefore be recommended advising the applicant of this restriction, in order that they are aware prior to construction taking place.
- 12.5 Subject to imposition of a condition requiring a sustainable drainage scheme to be submitted prior to works commencing, it is considered that the proposals have demonstrated they can be implemented without undue flood risks, and to ensure that an appropriate amount of attenuation can be achieved to account for climate change.
- 12.6 Following the above assessment, it is considered that the proposals would not result in a detrimental impact on flood risk or drainage capacity, and thus complies with the development plan in this regard.

### **13. GROUND CONDITIONS**

- 13.1 The site falls outside of the Coal Authority's defined Development High Risk Area. As such, a Coal Mining Risk Assessment is not required. The Coal Authority have however advised that their standing advice should be followed, in the interests of public health and safety. An informative is recommended advising the applicant of this.
- 13.2 The applicant has submitted a phase I and phase II site appraisal contamination reports. These have been reviewed by the Environmental Protection Unit (EPU) who note that no soil contamination was encountered at the site. However, they note that as ground gas risks have not been fully assessed and confirmed, either additional ground gas monitoring or gas protection measures are required. The EPU also note that not all exploratory locations included soil sampling, and therefore during the earthworks it is recommended that soil sampling is undertaken to confirm the suitability of the soils to be reused at the site. In addition, soil sampling and analysis will also be required to demonstrate that any soils imported to the site are suitable for use. In relation to ground gas, further information is required.
- 13.3 In light of the above, the EPU require a remediation strategy, including an options appraisal and remediation strategy, setting out full details of the remediation works and measures required to address any unacceptable risks posed by contamination and how they are to be implemented. Furthermore, they require a verification plan, detailing the information that will

be obtained in order to demonstrate the works and measures set out in the remediation strategy have been fully implemented, including any requirements for long term monitoring and maintenance.

- 13.4 The conditions recommended by the EPU are considered reasonable and necessary to ensure that future users of the proposed development would not be exposed to potential risks caused by contamination at the site, and subject to its imposition the application is thereby considered acceptable in this regard.

#### **14. LANDSCAPING & ECOLOGY**

- 14.1 The site is unlikely to support Great Crested Newts, given the barriers present, however Greater Manchester Ecology Unit (GMEU) has noted and welcomed that the developer has entered into a licensing programme (district licensing) in case newts are present. Further information on this was provided, and GMEU advise that newts are not considered a constraint on this site, and no further survey information is therefore required. However, in case the developer decides not to enter into the district licensing programme, a condition is recommended which would require the developer to submit alternative newt mitigation measures, in order to ensure the species are adequately protected during construction.
- 14.2 The development will result in the loss of trees and shrubbery on site, which are potential bird nesting habitats. GMEU recommend that a condition be imposed which would prevent works to trees and shrubs, during the bird nesting season, unless a nesting survey has been carried out, in order to provide birds with adequate protection.
- 14.3 The site provides potential cover for species such as hedgehog and other amphibians, such as the common toad (both UK Biodiversity Priority Species), and the submitted ecology report recommends reasonable avoidance measures be employed during site clearance. GMEU consider this to be necessary, and a condition is thereby recommended.
- 14.4 In terms of potential invasive species, the submitted ecology report identifies that Himalayan Balsam is situated along the adjacent Hurstclough Brook, however it is 50m from the development and therefore avoidable. However, surface water drainage will be directed into the Brook, and therefore a condition is required which would provide a method statement for controlling the invasive species. Furthermore, GMEU consider that given surface water would be directed via a sustainable drainage system into the Brook, there are risks during and post construction associated with the ecological potential of the watercourse, primarily from sediment, pollutants and increased run-off. A method statement is therefore recommended to prevent these negative impacts upon the Brook, and a condition is recommended to this effect.
- 14.5 GMEU initially noted that a landscape proposal had been provided, alongside a biodiversity net gain assessment, which indicates a significant net gain. Although GMEU were generally in agreement that adequate habitat mitigation and compensation appears likely, there were some issues and clarifications sought, and in response the applicant provided further information. GMEU did note some further concerns with this additional information, particularly surrounding the reliance on urban trees (due to technical issues with the calculator); that the planting proposals include species that are not locally native; and that no plans regarding the off-site proposals were provided, though it was accepted that these were provided elsewhere through the ecological survey. Noting that biodiversity net gain is not yet a mandatory requirement of the scheme, GMEU note that the proposals are adequate to fully mitigate on site, and the developer has utilised the net gain calculator as per expected guidelines, and therefore on-site mitigation is achievable. GMEU recommend that a full, 30 year management plan is submitted prior to works commencing, which demonstrates how the proposal outlined in the submitted ecology survey and metric will be achieved. This

should also include mitigation for nesting birds, amphibians and other wildlife not covered by the metric. A relevant condition is thereby recommended.

- 14.6 The Council's Arborist has noted that the majority of the significant trees and wooded areas on the site are to be retained, as the proposed built development is constrained primarily to existing grassed areas. The Arborist has reviewed the submitted landscaping information, and considers that the proposed tree planting is sufficient and appropriate to the development.
- 14.7 Should the various conditions outlined above be attached to a planning approval, the development would ensure an adequate level of landscaping and no undue impacts upon ecology, with enhancements delivered through the scheme. The application is thereby considered acceptable in these regards.

## **15. OTHER MATTERS**

- 15.1 The application has been accompanied with a Crime Impact Statement. This has been reviewed by the Greater Manchester Police Designing Out Crime Officer, who has raised no objections to the scheme, noting that the building is well located and presents no significant issues from a crime prevention perspective. In order to further improve the overall security of the building and wider site, it is recommended that the development achieve Secured by Design accreditation, and that physical security measures are implemented, in order to achieve good levels of security and reduce the fear of crime for future users of the development. The applicant is advised of this via an informative.
- 15.2 The application has been accompanied by a site waste management plan. The Council's Waste Management officers however note that given the development would be for a commercial (school) use, it would not fall under the remit of the Council's usual domestic waste services. It is likely therefore that a private waste contractor would be employed by the applicant to establish future waste provision and collection. Assuming a private waste contractor is employed, it is considered that the proposed development would be adequately served for the purposes of waste collection, according with the requirements of the National Planning Policy for Waste (NPPW).

## **16. CONCLUSION**

- 16.1 The application proposes a new school for pupils with special educational needs or disabilities. There is an identified need within the borough, and this development would allow more pupils to be provided with a place, and some pupils to go to school closer to where they live. The need for additional school places is supported through the NPPF.
- 16.2 The site is allocated as Protected Green Space, and has not been used as a playing field or as playing pitches for a number of years. The proposed development would deliver replacement of the green space with a natural turf pitch and an artificial turf pitch, which are considered as better quality than the green space to be lost. Sport England have raised no objections to the proposed development, subject to a number of conditions requiring the playing pitches to be made available for general use by the community, as well as to be utilised by the school, during certain hours and subject to particular specifications and standards. Each of those conditions are recommended to ensure the development delivers playing pitch enhancements for the local community. The principle of the development is therefore acceptable.
- 16.3 The development would be laid out to an appropriate scale, and the design of the building would be modern with appropriate materials. It would not be unduly imposing, being of a single storey nature.

- 16.4 The impact of the development upon residential amenity has been carefully considered, with those residential properties lying close to the site in particular. Conditions are recommended which require an acoustic fence or barrier to protect nearby residents from noise associated with the artificial playing pitch, and to restrict use of the same pitch and adjacent car park area to certain hours, with lighting also controlled within those areas. Environmental Health officers have raised no objections subject to the conditions set out.
- 16.5 In terms of highway safety, the proposed development would not have an adverse impact upon trip generation, and adequate parking and internal space for pick-up and drop-off of pupils would be provided. A green travel plan and facilities for cyclists would encourage use of sustainable transport methods for future users of the development, subject to recommended conditions. Works to adjacent highways, to ensure adequate highway safety for future users, are recommended, alongside traffic calming and pedestrian crossing facilities to Hyde Road once it is de-trunked following the opening of the new Mottram Moor Link Road.
- 16.6 There are no objections to the proposals from the statutory consultees in relation to the proposals, which for the above reasons is considered to be acceptable in planning terms.
- 16.7 The proposal therefore complies with relevant development plan policies as well as those contained within the NPPF and is considered a sustainable development, when taking into account other material planning considerations.

## RECOMMENDATION

Grant planning permission subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

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

- Site location plan (dwg no. HAW-DEP-ZZ-00-DR-00-0003, rev. P01);
- Bin store (dwg no. HAW-DEP-ZZ-00-DR-00-0006-P01);
- Proposed access strategy (dwg no. HAW-DEP-ZZ-00-DR-00-0004-P01);
- Site sections 01, 02 & 03 (dwg no. HAW-DEP-ZZ-00-DR-00-0008, rev. P01);
- Illustrative landscape layout (dwg no. HAW-DEP-ZZ-00-DR-00-0009, rev. P01);
- Landscape layout (dwg no. HAW-DEP-ZZ-00-DR-00-0001-P09);
- Proposed planting plan (dwg no. HAW-DEP-ZZ-00-DR-00-0005-P05);
- Proposed ground floor plan (dwg no. HAW-JMA-SX-00-DR-A-PL0001, rev. P01);
- Proposed ground floor plan – 1 of 4 (dwg no. HAW-JMA-SX-00-DR-A-PL0002, rev. P01);
- Proposed ground floor plan – 2 of 4 (dwg no. HAW-JMA-SX-00-DR-A-PL0003, rev. P01);
- Proposed ground floor – 3 of 4 (dwg no. HAW-JMA-SX-00-DR-A-PL0004, rev. P01);
- Proposed ground floor – 4 of 4 (dwg no. HAW-JMA-SX-00-DR-A-PL0005, rev. P01);
- Proposed roof plan (dwg no. HAW-JMA-SX-01-DR-A-PL0001, rev. P01);
- Proposed building elevations (dwg no. HAW-JMA-SXZZ-DRA-PL2001, rev. P02).

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

- 3) With exception of site clearance, no above ground development shall take place until full details of the proposed external 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 the visual amenities of the locality and river valley, in accordance with policies OL10: Landscape Quality, OL15: Openness and Appearance of River Valleys and Character and C1: Townscape and Urban Form.

- 4) Prior to the first use of the development hereby approved, details of all the means of enclosure on the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of enclosure shall be provided in accordance with the approved details before the development permitted is brought into use and shall be retained thereafter.

Reason: In the interests of the visual amenities of the locality and river valley, in accordance with policies OL10: Landscape Quality, OL15: Openness and Appearance of River Valleys and Character and C1: Townscape and Urban Form.

- 5) Prior to the commencement of the development on the construction of the artificial grass pitch hereby approved, details of the design, specification and layout of the pitch shall be submitted to and approved in writing by the Local Planning Authority. The pitch shall be constructed in accordance with the approved details and shall be made available for use prior to first use of the school hereby approved.

Reason: In the interests of ensuring the community facilities are constructed to an appropriate standard, in accordance with Policy OL4 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 6) Prior to the first use of the school hereby approved, the natural turf pitch shall be constructed and laid out in accordance with the approved plans, and with the standards and methodologies set out in the guidance note 'Natural Turf for Sport' (published by Sport England, 2011).

Reason: In the interests of ensuring the community facilities are constructed to an appropriate standard, in accordance with Policy OL4 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 7) Prior to the first use of the development hereby approved, a community use agreement (prepared in consultation with Sport England) shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the agreement shall apply to the proposed facilities to be used by the community, including but not limited to the natural turf pitch, artificial grass pitch, and car parking areas; and shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall thereafter be utilised in accordance with the approved agreement.

Reason: In the interests of ensuring the community facilities are available to members of the community, in accordance with Policy OL4 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 8) Prior to the first installation of any lighting on the site, a scheme setting out the type, design, lux levels and measures to control glare and overspill light from sports lighting, including hours of use, and measures to ensure sports lights are switched off when not in use, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall accord with the guidance note 'Outdoor Sports Lighting' (published by Sport England, 2012). For the avoidance of doubt, lighting serving the artificial grass pitch shall not be switched on outside the hours of 07:45 to 21:15 hours Monday to Friday, 08:45 to 20:15 hours on

Saturdays, and 08:45 to 18:15 hours on Sundays and Bank Holidays. Any lighting on the site shall thereafter be installed and operated in accordance with the approved scheme.

Reason: To ensure adequate lighting for the community facilities and in the interest of residential amenity in accordance with Policies H10 and OL4 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 9) No development, other than site clearance and site compound set up, shall commence until a remediation strategy, detailing the works and measures required to address any unacceptable risks posed by contamination at the site to human health, buildings and the environment has been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall be implemented and verified as approved and shall include all of the following components unless the LPA dispenses with any such requirement specifically in writing:
1. Based on the site investigation and detailed risk assessment referred to in the submitted GRM Phase II Site Appraisal (reference: GRM/P9819/PIISAR.1Rev B), an options appraisal and remediation strategy setting out full details of the remediation works and measures required to address any unacceptable risks posed by contamination and how they are to be implemented.
  2. A verification plan detailing the information that will be obtained in order to demonstrate the works and measures set out in the remediation strategy in (1) have been fully implemented including any requirements for long term monitoring and maintenance.

Reason: To ensure any unacceptable risks posed by contamination are appropriately addressed and the site is suitable for its proposed use in accordance with paragraph 184 of the National Planning Policy Framework.

- 10) Prior to use, a verification / completion report demonstrating all remedial works and measures required to address all unacceptable risks posed by contamination and ground gas have been fully implemented in accordance with the approved remediation strategy shall be submitted to, and approved in writing by the Local Planning Authority (LPA). The report shall also include full details of the arrangements for any long term monitoring and maintenance as identified in the approved verification plan and the long term monitoring and maintenance shall be undertaken as approved.

If during development, contamination not previously identified is encountered, then no further development (unless otherwise agreed with the LPA), shall be undertaken until a remediation strategy detailing how this contamination will be appropriately addressed and the remedial works verified has been submitted to, and approved in writing by the LPA. The remediation strategy shall be fully implemented and verified as approved.

The discharge of this planning condition will be given in writing by the LPA on completion of the development and once all information specified within this condition and any other requested information has been provided to the satisfaction of the LPA and occupation of the development shall not commence until this time unless otherwise agreed in writing by the LPA.

Reason: To ensure any unacceptable risks posed by contamination are appropriately addressed and the site is suitable for its proposed use in accordance with paragraph 184 of the National Planning Policy Framework.

- 11) With exception of site clearance, and notwithstanding the submitted plans / information, no further development shall commence until a detailed surface water drainage scheme and associated strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme to be submitted shall include:

- Investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof), to include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- A restricted rate of discharge of surface water, if infiltration is discounted by the investigations;
- Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- Be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards;
- Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;
- Demonstrate that foul and surface water shall drain on separate systems; and
- Shall include details of ongoing maintenance and management. The development shall be completed and maintained in full accordance with the approved details.

The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure proper drainage of the area, in accordance with Policy U3 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 12) Prior to bringing the development into use the car parking, servicing and turning facilities indicated on the approved plans shall be provided to the full satisfaction of the Local Planning Authority and thereafter kept unobstructed and shall be retained as such thereafter. Vehicles must be able to enter and leave the site in forward gear at all times.

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

- 13) Prior to their first installation, any fixed plant and machinery shall be acoustically treated/designed in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall demonstrate compliance with the recommended noise limits stipulated within the submitted Environmental Noise Survey Report (undertaken by Hoare Lee Acoustics, ref: REP-1013553-5A-LR-20220624-Acoustic planning report-Rev00). Any plant and machinery shall be implemented in accordance with the approved scheme and retained as such thereafter.

Reason: In the interest of residential amenity in accordance with Policy H10 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 14) The artificial grass pitch hereby approved shall not be operated outside the hours of 08:00 and 21:00 hours Mondays to Fridays, 09:00 and 20:00 hours Saturdays, and 09:00 and 18:00 on Sundays and Bank Holidays.

Reason: In the interest of residential amenity in accordance with Policy H10 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 15) Prior to the commencement of the development hereby approved, including any earthworks, plans and details demonstrating the location and elevations of the acoustic screening to be installed along the southern boundary of the artificial grass pitch, including the manufacturer specification of such screening, shall be submitted to and approved in writing by the Local Planning Authority. The acoustic screening shall be installed in accordance with the approved details prior to the first use of the artificial grass pitch, and shall be retained as such thereafter. Written proof shall be provided to the Local Planning Authority that the acoustic screening has been installed in accordance with the approved details.

Reason: In the interest of residential amenity in accordance with Policy H10 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 16) 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 and 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.

Reason: In the interest of residential amenity in accordance with Policy H10 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 17) There shall be no tree felling, vegetation clearance works, or other works that may affect nesting birds on the development or off-site habitat creation areas, between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of protected species conservation in accordance with Policy N7 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 18) Prior to the commencement of the development hereby approved, including any earthworks, a method statement detailing biosecurity or avoidance measures for the invasive species Himalayan Balsam shall be submitted to and approved in writing by the Local Planning Authority. The approved method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity to secure nature improvement in accordance with Policy N3 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 19) Prior to the commencement of the development hereby approved, including any earthworks, a method statement to avoid harm to the Hurstclough Brook shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the method statement shall include risk minimisation both during construction and post construction, and shall include measures to deal with negative effects on the ecological potential of the watercourse, particularly from sediment, pollutants and increased run-off. The approved method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity to secure nature improvement in accordance with Policy N3 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 20) Prior to the commencement of the development hereby approved, including any earthworks, a method statement outlining reasonable avoidance measures for small mammals and amphibians shall be submitted to and approved in writing by the Local Planning Authority. The approved method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of protected species conservation in accordance with Policy N7 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 21) Prior to the commencement of the development hereby approved, including any earthworks, a method statement confirming that District Level Licensing is to be entered into in order to avoid harm to Great Crested Newts, or an alternative scheme to avoid harm to Great Crested Newts including any necessary mitigation, shall be submitted to and approved in writing by the Local Planning Authority. The approved method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of protected species conservation in accordance with Policy N7 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

22) Prior to the commencement of the development hereby approved, including any earthworks, a biodiversity net gain management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall detail how the proposals within the submitted letter titled 'Longdendale Playing Fields, Mottram in Longdendale (22/00678/FUL): Additional Ecology Information' (undertaken by Dunelm Ecology, dated 21 October 2022) and the 'Biodiversity Metric 3.1 Project Name The Hawthorns' (dated 17.10.2022) shall be implemented. The management plan shall include:

- Detailed habitat creation proposals, for each habitat proposed on and off the site;
- Detailed habitat management and enhancement proposals for retained and improved habitats;
- Maintenance measures during the establishment periods;
- Maintenance measures beyond establishment until target condition acquired;
- Management and maintenance beyond target condition up to a maximum of 30 years;
- Monitoring and review procedures with the Local Planning Authority and Greater Manchester Ecology Unit;
- Potential contingencies should a proposed habitat and/or target condition be concluded to be unachievable; and
- Details of the organisations responsible for implementing, managing and monitoring the works.

The management plan shall also include mitigation and enhancement measures for nesting birds, amphibians and other wildlife.

The development shall thereafter be undertaken and maintained in accordance with the approved management plan.

Reason: In the interest of biodiversity enhancement in accordance with Policy N3 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

23) The development hereby approved shall be carried out in accordance with the submitted Illustrative landscape layout (dwg no. HAW-DEP-ZZ-00-DR-00-0009, rev. P01), Landscape layout (dwg no. HAW-DEP-ZZ-00-DR-00-0001-P09) and Proposed planting plan (dwg no. HAW-DEP-ZZ-00-DR-00-0005-P05).

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with polices H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

24) Prior to the commencement of the development hereby approved, a condition survey (including structural integrity) of the highways to be utilised by construction traffic shall be submitted to and approved in writing by the Local Planning authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and submitted to and approved in writing by the Local Planning Authority, which shall identify any defects attributable to the traffic ensuing from the development. Any necessary remedial works resulting from damage caused by the undertaking of the

development shall be completed at the developer's expense in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety in accordance with Policy T1 of the adopted Tameside Unitary Development Plan and the NPPF.

25) No development shall commence in respect of each phase of the development hereby approved until a method statement detailing how that phase of the development shall be constructed (including demolition, site clearance, levelling and earth moving operations) has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:

- A detailed construction phase layout plan for the relevant phase/element of the works;
- A development/construction timetable;
- Details of access arrangements, haul roads, loading/unloading areas and turning/manoeuvring facilities to be provided;
- Details of vehicle movements, vehicle routing and traffic management arrangements;
- Details of temporary road and footpath closures/diversions;
- Details of parking requirements and provision for contractors/site staff;
- Details of site cabins, welfare facilities and temporary buildings;
- Details of the construction site boundary treatment, including hoardings, temporary fencing and gates;
- Details of where materials will be loaded, unloaded and stored;
- Details of measures to be implemented to prevent mud and other debris being deposited on the public highway (including details of wheel wash facilities and road sweeping measures); and
- Details for the prevention of surface water runoff from the development during the construction phase onto existing highway/footpaths within the vicinity of the development.

Each phase of the development shall proceed in accordance with the approved method statement for that phase of the development.

Reason: In the interest of highway safety in accordance with Policy T1 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

26) Prior to the commencement of the development hereby approved, a scheme relevant to highway construction, consisting of on-site and off-site works, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Phasing plan of highway works;
- Stage 1 Safety Audit – 'Completion of Preliminary Design' and subsequent Stages 2-4 based on the Design Manual for Roads and Bridges document GG 119 – Road Safety Audit;
- Surface and drainage details of all carriageways and footways;
- Details of the works to the reinstatement of redundant vehicle access points as continuous footway to adoptable standards following the completion of the construction phase;
- Details of the areas of the highway network within the site to be constructed to adoptable standards and the specification of the construction of these areas;
- Details of carriageway markings and signage;
- Details of vehicular visibility splays to be provided from the development onto John Kennedy Road, including layout and specification details of the access;
- Details of an external lighting strategy (including both on the public highway and to serve private accesses, car parks and footways). The details shall include a scale plan indicating the proposed stages of the roll out 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 strategy shall include details of how the lighting will be funded for both electricity supply and future maintenance.

The approved scheme and highway works shall be implemented in accordance with the approved details prior to the first use of the development and shall be retained as such thereafter.

Reason: In the interest of highway safety in accordance with Policy T1 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 27) Prior to the first use of the development hereby approved, details of secured cycle storage to be installed to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location of storage and details of the means of enclosure. The secured cycle storage shall be installed in accordance with the approved details prior to the first use of the development and shall be retained as such thereafter.

Reason: In the interest of highway safety in accordance with Policy T1 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

- 28) Prior to the first use of the development hereby approved, a Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be designed to raise awareness of opportunities for reducing travel by car, and shall feature a range of measures and initiatives promoting a choice of transport mode, and a clear monitoring regime with set targets. The Green Travel Plan shall be reviewed and updated on an annual basis in accordance with details outlined within the Plan; and it shall be produced in accordance with current national and local best practice guidance, and shall include details on the method of operation, appointment of a Travel Plan Coordinator/s, targets, infrastructure to be provided, measures that will be implemented, monitoring and review mechanisms and procedures for any remedial action that may be taken. The Green Travel Plan shall thereafter be implemented as per a timetable agreed within the approved details.

Reason: In the interest of promoting use of public transport and reducing environmental impact, in accordance with UDP Policies T1: Highway Improvement and Traffic Management and T11 Travel Plans.

- 29) Prior to the first use of the development hereby approved, a scheme relevant to highway construction, consisting of off-site works for enhanced traffic calming features and additional/improved pedestrian and cycle crossing facilities, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- General arrangements, based on topographical surveys, demonstrating the existing and proposed roads, all pedestrian and cycle facilities, verges and visibility splays, together with existing and proposed levels;
- Details of how the scheme interfaces with the existing highway alignment, details of the carriageway markings and lane destinations, typical highway cross-sections, showing a specification for each type of carriageway, footway, footpath and cycle track;
- Full details of the surface water drainage proposals;
- Full signing and lighting details;
- Street lighting details;
- Details of traffic signals and traffic signal information;
- Details of structures;
- Details of street furniture;
- Landscaping details (including details of vegetation/tree removal and replacement);
- Details of Traffic Regulation Orders;

- Confirmation of full compliance with current Departmental Standards (DMRB) and Policies (or approved relaxations/departures from standards); and
- An independent Stage 2 Road Safety Audit (taking account of any Stage 1 Road Safety Audit recommendations) carried out in accordance with current Departmental Standards (DMRB) and Advice Notes.

The approved scheme and highway works shall be implemented in accordance with the approved details and an agreed timetable, and shall be retained as such thereafter.

Reason: In the interest of highway safety in accordance with Policy T1 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

30) The drainage for the development hereby approved shall be undertaken in accordance with the principles outlined within the submitted Foul & Surface Water Drainage Design drawing 221-020-HAW-AJP-XX-00-DR-C-0001, rev. P03 (dated 16.06.2022, prepared by AJP Consulting Engineers). No surface water shall drain directly or indirectly into the public sewer. The drainage scheme for the development shall be completed prior to the first use of the development, and shall be retained as such thereafter.

Reason: To ensure proper drainage of the area, in accordance with Policy U3 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.