

Application Number:	22/00510/FUL
Proposal:	Variation of conditions 2 (Approved Plans) and 18 (Cycle Parking); removal of condition 19 (Highway Works); and variation of S106 obligation to reduce affordable housing provision; of planning permission 20/00811/FUL for the conversion of existing building into 33 x 1 bedroom apartments.
Site:	Carson House Care Centre, 30 Stamford Street, Stalybridge, SK15 1JZ
Applicant:	Cassel & Fletcher Development Stalybridge Ltd
Recommendation:	Grant planning permission, subject to conditions.
Reason for Report:	A Speakers Panel decision is required because the application constitutes a major development.
Background Papers:	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 application relates to Carson House, a prominent building located on Stamford Street, within Stalybridge conservation area. The site is currently vacant, with the building last being used as a care home. The building is three storeys in height and is constructed of stone elevations with a slate tiled roof. The original (south eastern) section of the building displays significant architectural detail in the ecclesiastical style windows, the proportions of which emphasise the striking impact of the building on the street scene. The north western element of the building is a modern extension to the original building which replicates the gable features on the original part of the building.
- 1.2 A large area of hardstanding is situated in the rear (north eastern) proportion of the site, behind the former care home building. Vehicular access to the site is gained via Blandford Street which runs parallel with the south eastern boundary of the site. There are neighbouring residential properties on the opposite side of Blandford Street and the residential properties on George Street overlook the north eastern boundary of the site. There are also residential properties facing the building on the opposite side of Stamford Street to the south west of the site.

2. PROPOSAL

- 2.1 This section 73 (minor material amendment) application seeks planning permission for variation of conditions 2 (approved plans) and 18 (cycle parking), and removal of condition 19 (highway works) of planning permission 20/00811/FUL, which was approved in July 2021.
- 2.2 In terms of amendments to the approved plans, external alterations would relate primarily to the north east elevation of the building, with some amended window proportions at ground and first floor levels, in addition to roof lights at roof level. To the south east (Blandford Street) elevation, roof lights are again proposed, alongside small alterations to a ground and first floor window opening. The car park and servicing layouts, alongside the landscaped area, would be moderately altered.

- 2.3 The internal parts of the building would be reconfigured, with the same number of one bedroom apartments, 33, remaining as originally proposed.
- 2.4 Condition 18 of the previous permission required details of secured cycle storage provision to be provided, prior to their installation. The applicant has demonstrated through the supporting plans that 34no. cycle storage spaces would be provided, 10 within the courtyard area, and 24 within the lower ground floor, within a storage area.
- 2.5 Condition 19 of the previous permission required a scheme to be submitted for highway construction works. The applicant has submitted structural calculation details, for the retaining wall adjacent to the highway.
- 2.6 The previous permission secured 15% of the units on-site as affordable housing provision; alongside a financial contribution of £16,278.66, to be utilised towards improvements to the facilities in Stamford Park, including the upgrading of infrastructure such as footpaths and the formal entrances into the park. The applicant now proposes a variation to the affordable housing contribution, as set out within the supporting information. It is now proposed that an off-site affordable housing financial contribution of £112,700 should be provided, which equates to half (50%) of the originally secured contribution.

3. PLANNING HISTORY

- 3.1 20/00811/FUL – Conversion of existing building into 33 x 1 bedroom apartments – Approved July 2021.
- 3.2 21/00087/PLCOND – Application to discharge condition nos. 3 (contaminated land), 4 (CEMP), 5 (materials), 8 (landscaping), 10 (SuDS), 12 (noise), 13 (CIS), 14 (electric vehicle charging), 17 (biodiversity enhancements) of approved planning application 20/00811/FUL – under consideration.
- 3.3 21/01380/MATCH – Non-material amendment to planning application 20/00811/FUL including: removal of lift; installation of external fire escape; installation of smoke vents; retention of existing dormer window; and alterations to internal apartment configurations – Approved March 2022.

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**

- 1.3: Creating a Cleaner and Greener Environment;
- 1.4: Providing More Choice and Quality of Homes;
- 1.5: Following the Principles of Sustainable Development;
- 1:11: Conserving Built Heritage and Retaining Local Identity;
- 1.12: Ensuring an Accessible, Safe and Healthy Environment.

4.6 **Part 2 Policies**

- H4: Type, Size and Affordability of Dwellings
- H5: Open Space Provision
- H10: Detailed Design of Housing Developments
- T1: Highway Improvement and Traffic Management
- T7: Cycling
- T10: Parking
- C1: Townscape and Urban Form
- C2: Conservation Areas
- C4: Control of Development in or adjoining Conservation Areas

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 that 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 letter, display of a site notice; and advertisement in the local press.

6. SUMMARY OF THIRD PARTY RESPONSES

- 6.1 In response to the neighbour notification letters, there was one letter of objection. The concerns raised within the letter of objection are summarised below:
- The development will cause issues of congestion, with a lack of parking available within the area and within the site;
 - The development will cause highway safety issues; and
 - The development will cause noise issues for surrounding residents.

7. RESPONSES FROM CONSULTEES

- 7.1 Local Highway Authority – No objection to the variation of conditions 2 and 18, and removal of condition 19.

8. ANALYSIS

- 8.1 In terms of the principle of development, planning permission was granted in July 2021 (ref: 20/00811/FUL) for the conversion of the existing building into 33 x 1 bedroom apartments.
- 8.2 The previous permission remains extant, and has been partially implemented, with conversion works commencing at the site in July 2021.
- 8.3 It is therefore considered that the principle of development has been previously established on this site, and this remains acceptable in this case.

9. DESIGN & LAYOUT

- 9.1 Policies within the UDP, NPPF and the adopted Residential Design Guide SPD are clear in their expectations of achieving high quality development that enhances a locality and contributes to place making objectives. 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 External alterations to the building proposed through this application would be minimal when compared against the previously approved works. The majority of the alterations would take place to the north east elevation of the building, with some amended window proportions at ground and first floor levels, and addition of roof lights at roof level. The alterations would not unduly affect the character of the building or that of the surrounding area, with windows

of similar proportions to those already approved being proposed, and roof lights proposed within other areas of the building.

- 9.3 To the south east (Blandford Street) elevation of the building, roof lights again are proposed, alongside small alterations to a ground and first floor window opening. These would not affect the character of the building or the surrounding area.
- 9.4 In addition to alterations to the exterior of the building, it is proposed to moderately alter the car park and servicing layouts, and the landscaped areas externally. These do not affect the character of the site, and are discussed in further detail below.
- 9.5 In light of the above, it is considered that the building and site alterations are acceptable visually, not unduly altering the character or appearance of the building or area.

10. IMPACT UPON HERITAGE ASSETS

- 10.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 10.2 Policy C2 of the UDP states that the character and appearance of the borough's Conservation Areas will be preserved or enhanced through the control of development, the promotion of improvement measures, or both.
- 10.3 The site lies within the Stalybridge Town Centre Conservation Area.
- 10.4 It is not considered that any of the alterations proposed through this application would cause any additional harm to the Conservation Area, than the less than substantial harm that was identified through the previous application. It is therefore considered that the proposals would not require further assessment in this regard, and are acceptable with regard to heritage assets.

11. RESIDENTIAL AMENITY

- 11.1 The alterations proposed would not increase the size of the existing building, but would rather introduce and alter window openings, and reconfigure the internal layout of the proposed apartments.
- 11.2 The amended scheme would not alter the relationship between the proposed apartments and neighbouring surrounding uses, and therefore no detrimental impact upon the amenity of neighbouring dwellings would result.
- 11.3 The reconfigured internal layout would result in the same number of apartments, 33, and each would still contain one bedroom. The minimum floor area required for one bedroom units is 37 square metres, in accordance with the nationally described space standards. All but two of the apartments would comfortably exceed this minimum for single occupancy, with a number exceeding the 50 square metre minimum requirement for a one bedroom unit to be occupied by two people. Two of the units would not meet the 37 square metres minimum standard by less than 0.9 square metres, which given the constraints of the building is considered a negligible amount, and would allow the conversion scheme to be developed within the envelope of the existing building, whilst not unduly impacting the amenity of future occupiers.

- 11.4 In light of the above, the development is acceptable in this regard, ensuring a reasonable level of amenity for future occupiers, retaining a good standard of amenity for existing neighbouring residents, and not causing undue noise and disturbance to residential uses.

12. HIGHWAY SAFETY & ACCESSIBILITY

- 12.1 Condition 18 of the previous permission required that, prior to first occupation of the development, details of secured cycle storage to be installed should be submitted to the Local Planning Authority (LPA) for review. This provision should include a minimum of 33no. cycle spaces.
- 12.2 The applicant has now proposed 34no. cycle storage spaces, 10 within the courtyard area, and a further 24 within the lower ground floor, within a dedicated store area. This accords with the requirements of the condition as explained above, and the LHA have confirmed this is acceptable.
- 12.3 The LHA has no objections to the alterations in the parking and servicing arrangements, proposed within the courtyard area. This element of the scheme is acceptable in this regard.
- 12.4 Condition 19 of the previous permission required that a scheme be submitted for highway construction works, to include surfacing details, details of works to reinstatement of redundant vehicle access points, details of any retaining structures, any areas of the highway network within the site to be constructed to adoptable standards (and their specification), and details of carriageway markings and signage.
- 12.5 The applicant has submitted a structural calculation for the retaining wall adjacent to the highway, and a ground investigation report which provides further detail of the same. These documents have been reviewed by the LHA, where the measures are sufficient to demonstrate that the highway is protected, from risk of a collapse of the wall for example. No further highway works are required, and it is considered that this is therefore acceptable to discharge condition 19.
- 12.6 Subject to updating of the recommended conditions, the proposals would not result in a detrimental impact upon highway safety.

13. VIABILITY, AFFORDABLE HOUSING AND OTHER CONTRIBUTIONS

- 13.1 In relation to developer contributions, any requirements in this regard must satisfy the following tests (as stated in paragraph 57 of the NPPF):
- a) Necessary to make the development acceptable in planning terms;
 - b) Directly related to the development; and
 - c) Fairly and reasonably related in scale and kind to the development.
- 13.2 Paragraph 57 goes on to state that where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.
- 13.3 Paragraph 65 of the NPPF identifies that all major residential developments (those of 10 units and above) should include the provision of affordable housing. This is below the threshold identified by Policy H5 of the UDP which set a threshold of 25 units. The Housing Needs Assessment identifies an expectation of provision of 15% of units on an affordable basis. The glossary of the NPPF provides a definition of affordable housing.

- 13.4 Policy H5 of the UDP identifies provision of open space and facilities, where there is a deficiency of children's play areas, informal local recreational open spaces or sports pitches in an area. Where it is not practical or desirable to accommodate some or all of the required open space and facilities as part of the development itself, the Council will seek an equivalent payment for the remainder or all of the provision.
- 13.5 The previous application secured 15% of the units on-site as affordable housing provision; alongside a financial contribution of £16,278.66, to be utilised towards improvements to the facilities in Stamford Park, including the upgrading of infrastructure such as footpaths and the formal entrances into the park.
- 13.6 The applicant has made a viability case to demonstrate that the proposed development would be unviable with the above required planning obligations, as have already been secured. An independent consultant was appointed to assess the viability evidence submitted by the applicant. The consultant assessed the applicant's evidence in accordance with the Planning Practice Guidance (PPG) on viability. For decision taking, the guidance essentially seeks to assess viability in a hypothetical world, rather than on individual circumstances, to provide a level playing field amongst developers. In this particular case, the independent consultant has assessed two possible scenarios – either the proposed apartments are sold on an individual basis, or as a single rental investment to a single investor. In either scenario, the independent consultant notes that the development would be regarded as unviable, or at best only marginally viable, before any planning policies are factored in. In other words, the level of return for the developer from this scheme is significantly below the minimum rate that the guidelines suggest are required to deliver a viable scheme, even before contributions are factored in. Technically, the proposal is therefore unviable as the developer return is below what would normally be tolerated.
- 13.7 The independent consultant notes that the viability guidance makes clear that there is no compulsion on the council to reduce its planning policy requirement simply because a scheme has underperformed compared to original expectations. The Council's role is not to mitigate any reduced profit/loss incurred by a developer once a scheme has been completed. Furthermore, the independent consultant also considers that an overpayment for the property was made, when compared against the original asking price. Whilst an overinflated price puts financial pressure on the applicant in terms of delivering a scheme, it is not the role of the Council to reduce planning policy requirements to mitigate a developer overpaying for a site.
- 13.8 Mindful of the above factors, however, the proposed development is unviable, and imposing the full contributions may increase the risk that the scheme will not be delivered. As the conversion is currently under way, it is important that it is continued and completed, including within the context of the current housing supply position in the borough. Paragraph 57 of the NPPF states the weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. Having regard to all the circumstances in the case set out above, on balance it is considered that the viability case made by the applicant is sufficient.
- 13.9 The financial cost of a 15% on site affordable housing provision is the equivalent to a sum of £225,400 (plus CPI). Based on the above factors, a 50% reduction in the affordable housing contribution is appropriate (i.e. £112,700). This would reduce the viability burden on the applicant, whilst delivering affordable housing provision within the borough. The financial contribution to public open space upgrades would remain in place.
- 13.10 In light of the above, the reduced planning contribution is acceptable, in order to ensure the continued viability and delivery of the approved housing scheme. This reduced provision would be secured through an amended section 106 obligation.

13.11 The fundamentals of the viability case are accepted and accord with the guidance set out in the PPG. The application therefore accords with Policies H4 and H5 of the UDP, and the NPPF.

14. OTHER MATTERS

14.1 Recommended conditions are updated in order to reflect the information submitted and accepted as part of conditions 2 (approved plans) and 18 (cycle parking). Condition 19 (highways works) is no longer considered necessary, on the basis of the information submitted, and therefore is not recommended. Condition 1 (three year time limit) is no longer relevant as it is understood that conversion works have already commenced. The remaining conditions are proposed to match those originally imposed.

14.2 Objections have been received raising concerns regarding highway impacts and parking issues which would be caused by the development, in addition to noise and disturbance issues affecting neighbouring properties. It should be noted however that the principle of development, for 33 x one bedroom apartments in this location, has already been established and development has commenced. This application would not change the number of apartments proposed, and would not therefore intensify the development over that previously approved.

15. CONCLUSION

15.1 The application proposes minor external alterations to the building and site, and configuration of the internal parts of the building.

15.2 The physical alterations to the building, internally and externally, are considered to be acceptable with regard to visual amenity, not unduly impacting upon the character of the building, nor causing any harm to the Conservation Area.

15.3 The alterations to the building would not cause any undue impacts upon residential amenity, with the proposed development providing a good standard of amenity for future occupiers.

15.4 Details of cycle storage have been provided, which are considered to be acceptable and would encourage use of sustainable modes of transport, as an alternative to the private car.

15.5 Additional information has been provided regarding the retaining wall adjacent to the highway. This demonstrates that the integrity of the highway would be maintained, and it is considered that such a condition for highways works can be removed.

15.6 The viability case put forward by the applicant has been carefully considered. Following this review, the scheme would provide a reduced affordable housing contribution, and would continue to provide a public open space contribution. This would ensure planning policy contributions are provided, albeit at a lower rate than the policy requires, however would ensure that the viability of the scheme is adequate for the development to continue.

15.7 There are no objections to the proposals from the statutory consultees in relation to the proposals.

15.8 The proposal therefore complies with relevant development plan policies as well as those contained within the NPPF and is considered acceptable when taking into account other material planning considerations.

RECOMMENDATION

Grant planning permission subject to the prior signing of a Section 106 Legal Agreement and the following conditions:

- 1) 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.
 - 1:1250 site location plan;
 - Proposed site plan (dwg no. BM/1021/STAM/BR03, rev. C);
 - Proposed site plan and plans (BM/1021/STAM/BR24);
 - Lower ground floor plan (dwg no. BMP/1021/STAM/BR23);
 - Proposed elevations (dwg no. BMP/0221/STAM/BR07, rev. C);
 - Proposed sections – sheet 1 (dwg no. BM/1021/STAM/BR08, rev. B);
 - Proposed sections – sheet 2 (dwg no. BPM/1021/STAM/BR09, rev. B).

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

- 2) No development shall commence until a contaminated land screening assessment of the site has been submitted to and approved in writing by the Local Planning Authority. The assessment shall include details of any necessary remediation works to be undertaken. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

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 178 of the National Planning Policy Framework.

- 3) The development hereby approved shall be undertaken in accordance with the Construction Environmental Management Plan (CEMP) (undertaken by Rachel Hacking Ecology, rev. A), as submitted under application 21/00087/PLCOND. The measures detailed within the document shall be implemented on the relevant phase of construction/conversion works, and shall be retained as such throughout the duration of that phase of the development.

Reason: To ensure safe and adequate site access arrangements and protection of biodiversity having regard to Unitary Development Plan Policies H10, N3, N4, N5 and N7.

- 4) The development hereby approved shall be undertaken in accordance with the materials detailed on the approved plans, and the Door and Window Schedule – Sheet 1, as submitted under application 21/00087/PLCOND.

Reason: In the interests of visual amenity and to ensure the development integrates with the character of its surroundings having regard to Policies C1, C2 and H10 in the Tameside Unitary Development Plan.

- 5) The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved plans prior to the first occupation of any of the dwellings hereby approved and shall be retained free from obstruction for their intended use thereafter.

Reason: To ensure adequate car parking arrangements are provided having regard to Policies T10 and H10 in the Tameside Unitary Development Plan.

- 6) Notwithstanding the details shown on the approved plans, no part of the development hereby approved shall be occupied until details of the means of storage and collection

of refuse generated by the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location of storage and the means of enclosure. The bin storage arrangements for each dwelling shall be implemented in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.

Reason: To safeguard the general amenity of the area in accordance with UDP policy 1.12/1.13/H10.

- 7) The hard and soft landscaping of the site shall be undertaken in accordance with the Landscape Plan (dwg no. 21-279/001, rev. D), as submitted under application 21/00087/PLCOND. The approved hard and soft landscaping shall be completed prior to the first occupation of any of the dwellings hereby approved.

Reason: In the interests of amenity having regard to policies C1 and H10 of the Tameside Unitary Development Plan.

- 8) The approved soft landscaping scheme to serve the development shall be implemented before the first occupation of any part of the development or in accordance with a programme agreed previously with the Local Planning Authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of five years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species.

Reason: In the interests of amenity having regard to policies C1 and H10 of the Tameside Unitary Development Plan.

- 9) 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. Foul and surface water shall be drained on separate systems and in the event of surface water draining to the public surface water sewer, details of the flow rate and means of control shall be submitted. The scheme shall include details of on-going management and maintenance of the surface water drainage system to be installed. The development shall be completed in accordance with the approved details and retained and maintained as such thereafter.

Reason: To ensure the site is appropriately drained having regard to Policy U3 of the Tameside Unitary Development Plan and requirements of the National Planning Policy Framework.

- 10) Prior to the first occupation of any of the dwellings hereby approved, details of a scheme for external lighting to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a scale plan indicating the location of the lighting to be installed, a LUX contour plan indicating the levels of light spillage and scaled elevations of lighting columns/supporting structures. The external lighting scheme shall be implemented in accordance with the approved details prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

Reason: To ensure the external lighting to be installed is appropriate having regard to policies C1, T10 and H10 of the Unitary Development Plan for Tameside.

- 11) The development hereby approved shall be undertaken in accordance with the Noise Assessment Report (undertaken by Peak Acoustics, ref: NM19032111NR, dated 11.10.2021), as submitted under application 21/00087/PLCOND. The noise mitigation measures shall be implemented in accordance with the approved details prior to the first occupation of any of the dwellings, and shall be retained as such thereafter.

Reason: To protect the amenities of future occupants from external noise in accordance with UDP policy H10.

- 12) The development hereby approved shall be undertaken in accordance with the Crime Impact Statement (v1.0, dated August 2021), as submitted under application 21/00087/PLCOND. The crime prevention measures shall be implemented in accordance with the approved details, prior to the first occupation of any part of the development and shall be retained as such thereafter.

Reason: To ensure that opportunities for crime are minimised having regard to paragraph 127 of the National Planning Policy Framework and Policy H10 of the Unitary Development Plan for Tameside.

- 13) Prior to the first occupation of any of the dwellings hereby approved, electric vehicle charging points and their associated infrastructure shall be installed as per the details laid out on the approved plans. The electric vehicle charging points shall be retained as such thereafter.

Reason: To ensure a sustainable form of development having regard to the requirements of the National Planning Policy Framework and Policies H10 and T10 of the Unitary Development Plan for Tameside.

- 14) No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect breeding birds from the impact of the development having regard to Policy N7 of the Tameside Unitary Development Plan and the requirements of the National Planning Policy Framework.

- 15) Prior to the occupation of any part of the development hereby approved, visibility splays shall be provided on both sides of the site access where it meets the footway. The visibility splays shall measure 2.4 metres along the edge of the site access and 2.4 metres along the footway. It must be clear of anything higher than 600mm above ground level. The visibility splays shall be retained as such thereafter.

Reason: In the interests of highway safety having regard to Policies H10 and T10 of the Tameside Unitary Development Plan.

- 16) The development hereby approved shall be undertaken in accordance with the Biodiversity Enhancement Scheme (undertaken by Rachel Hacking Ecology, dated August 2021), as submitted under application 21/00087/PLCOND. The enhancement measures detailed within the document shall be implemented during the relevant phase of construction/conversion works, and shall be retained as such throughout the duration of that phase of the development.

Reason: To ensure biodiversity enhancement measures are delivered by the development having regard to Unitary Development Plan policies N3, N4, N5 and N7.

- 17) The cycle parking spaces and storage facilities as detailed on the approved plans shall be provided prior to the first occupation of any of the dwellings hereby approved and shall be retained as such thereafter.

Reason: To ensure that secure cycle parking provision is provided having regard to policies H10 and T11 of the Unitary Development Plan for Tameside and the requirements of the National Planning Policy Framework.

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

Reason: To protect the amenities of occupants of nearby properties/dwelling houses in accordance with UDP policies 1.12 and E6.