

Application Number 16/00403/OUT

Proposal	Outline planning application for erection of 25 dwellings with associated works (access to be considered with all other matters reserved)
Site Location	Land Formerly Prospect House Stockport Road Mossley Tameside
Applicant	c/o Emery Planning Partnership Ltd
Recommendation	Grant Outline Planning Permission subject to conditions
Reason for report	A Speakers Panel decision is required because the application proposes a major development, as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015.

1. REPORT

- 1.1 This application seeks Outline Planning consent to redevelop the application site for a residential development comprising up to 25 dwellings with detailed approval for means of access.
- 1.2 As the application is in outline all details of appearance, layout, scale and landscaping are reserved for later applications, however, an indicative layout drawing has been submitted with the application which shows a mixture of 25 terraced, semi-detached and detached dwellings, fronting a central access road with open space to the east and western sides. The submitted transport statement is based on a notional 25 dwellings.
- 1.3 Vehicular access is shown to use the existing access off Stockport Road. Car parking is shown on the submitted indicative layout within the curtilage of each of the proposed dwellings.
- 1.4 The application has also been supported by a comprehensive suite of Supporting assessments and documentation. These include:
 - Planning Statement
 - Design and Access Statement
 - Ecological Site Assessment
 - Arboricultural Statement
 - Aerial images
 - Transport Statement
 - Land Stability report

2. SITE & SURROUNDINGS

- 2.1 The application site comprises of 0.7ha of previously developed land set on the hillside above Stockport Road. The application site was originally a substantial Victorian residence set in landscaped terraced grounds on the hillside above Stockport Road. All the buildings on the site have been demolished, but the grounds have been left undisturbed. Over the years the site has become very neglected and overgrown with self-seeded trees and shrubs. However the wooded nature of the site makes an important contribution to the street scene and views across the Tame Valley.
- 2.2 There are existing residential properties to the north, south and west of the site and the character of the surrounding area is largely determined by its position on the fringe of

Mossley Town Centre but comprising mainly residential uses with open land to the east.

- 2.3 In terms of topography, the land slopes significantly from the existing properties to the North on Beechwood Drive steeply down to Stockport Road with existing retaining walls within the site. The site boundaries consist of retaining structures to the rear of properties on Stockport Road and a stone wall running along the Stockport Road frontage to the southern boundary.
- 2.4 The site is located within 1km of Mossley Railway Station providing regular services to Leeds, Liverpool and the rest of Greater Manchester to the west. The site is within 500m of the nearest primary school and close proximity to a wide range of shops, services and facilities.

3. PLANNING HISTORY

- 3.1 The site has a long planning history with various consents granted for residential use. Previous permissions on the site include:

07/01341/FUL - Development of 17no. houses – Approved December 2007

10/00890/FUL - Request to extend time limit of extant planning permission 07/01341/FUL - Development of 17 No. Dwelling houses – Approved December 2010

13/00923/OUT - Proposed residential development of 17no. houses - Outline (Approval for Access Only) – March 2014

4. RELEVANT PLANNING POLICIES

Tameside Unitary Development Plan (UDP) Allocation
Unallocated

Tameside UDP

Part 1 Policies

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

Part 2 Policies

- H7: Mixed Use and Density.
- T1: Highway Improvement and Traffic Management.
- C1: Townscape and Urban Form
- N4: Trees and Woodland.
- N5: Trees Within Development Sites.
- N7: Protected Species
- OL9 Derelict Land Reclamation
- OL10 Landscape Quality and Character
- MW11: Contaminated Land.
- U3: Water Services for Developments

Other Policies

The Greater Manchester Joint Waste Development Plan Document April 2012
The Greater Manchester Joint Minerals Development Plan Document April 2013
Residential Design Supplementary Planning Document (adopted
Trees and Landscaping on Development Sites SPD adopted in March 2007.

National Planning Policy Framework (NPPF)

Section 1 Delivering sustainable development
Section 4 Promoting sustainable transport
Section 6 Delivering a wide choice of high quality homes
Section 7 Requiring good design
Section 8 Promoting healthy communities
Section 10 Meeting the challenge of climate change, flooding and coastal change

Planning Practice Guidance (PPG)

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

5. PUBLICITY CARRIED OUT

- 5.1 As part of the planning application process 29 notification letters were sent out to neighbouring properties on 4 May 2016 a notice was also posted at the site on the 5 May and displayed in a local newspaper on 12 May 2016, additional notification letters were sent on the 27 February 2017 following the submission of revised plans.

6. RESPONSES FROM CONSULTEES

Arboricultural Officer

- 6.1 The existing site contains a number of high value mature trees, many subject to TPO. As per the Arboricultural Report submitted, development would not be practical with the trees retained due to the topography of the site. Therefore any development should include a high quality landscape design with significant tree planting to mitigate losses.

United Utilities

- 6.2 No objection to the proposed development subject to conditions requiring details of foul and surface water drainage being attached to any approval.

Greater Manchester Ecology Unit

- 6.3 Originally commented that the submitted ecology report was out of date. A revised report was submitted and the following comments made. The extended Phase 1 Habitat Survey was undertaken within the optimum period for such a survey to be carried out. The best practice measures recommended must be carried out and recommend conditions and informative on the following matters, protection of bat roosts, no tree felling in bird nesting season, control of invasive species and biodiversity enhancement.

Head of Environmental Services - Environmental Health

- 6.4 Contaminated Land: recommend that a standard contaminated land condition is attached to any planning approval granted for residential development at the site and recommend standard conditions about hours of working.

Head of Environmental Services - Highways

- 6.5 Raise no objections subject to conditions.
- 6.6 Mossley Town (Parish) Council raises the following comments. In response to the initial consultation it confirmed that they did not formally object though expressed regret at the potential loss of existing greenspace and the proposed increase in residential density compared with earlier applications for residential development on the site. Clarification was sought about how and where any developer contribution finances will be spent. Following the re-consultation the Town Council formally objected to the proposed development on grounds of overdevelopment by reason of the increased number of residential units proposed being detrimental to the residential amenity of neighbouring residential properties.

6. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 6.1 In response to the original notifications 10 objections have been received from Neighbouring properties and 1 additional letter was received as a result of the re-consultation process. The following comments were raised.

Amenity

- 6.2 Disruption from building / construction traffic.
Noise Disruption of ongoing building works.
The existing properties and gardens would be overlooked by the new development leading to a loss of privacy. The erection of high fences is unsightly and not a suitable solution. The proposal will compromise the levels of natural light to the rear of existing properties.

Character of the area

- 6.3 The character of Mossley and the local area is very much related to the type of stone used in construction and this should be a requirement of the proposal.
- 6.4 Mossley is moving away from its semi-rural setting (which is what attracts people to want to live here), into a jungle of houses and properties built on any scrap of green space
- 6.5 We need investment in developing green spaces for children. This development will stretch the availability of existing school places further and potentially make it more difficult for long term residents to obtain places for their children.
- 6.6 In recent years the Police station has been closed, the park damaged, the only large town center car parking has become pay and display (which no one uses)
- 6.7 I am concerned that local amenities (shops/leisure etc.) and facilities such as utilities and associated infrastructure are not in place to service the additional 25 homes and the level of demand this will create in our small, quiet village.

Traffic

- 6.8 Parking for existing residents is already a major problem and this development would have a huge impact on local residents and likely that it will increase parking on Stockport Road. The current parking provision in Mossley is poor and there is currently some additional parking for existing residents provided by the external walled section of the site that meets Stockport Road from Prospect House yet with this new development that option will inevitably cease.
- 6.9 The existing houses in the vicinity of Prospect House will be affected by the traffic/ parking situation. We struggle to park outside our own houses as it is, and the building of further properties will only exacerbate this.

- 6.10 The number and frequency of cars entering and leaving the site will be significant. Stockport Road is a busy road with no clear lines of sight left or right from the proposed entrance and this is compounded with parked cars from existing residents.
- 6.11 Any attempt to restrict parking would of course lead to a significant and unwelcome loss of amenity for the current residence.
- 6.12 The site entrance should ideally be moved nearer to the middle of the site (to improve sight lines) Parking should be provided in the plans for current local residents;
- 6.13 The local road infrastructure is already at capacity and suffering through the current levels of traffic.
- 6.14 The proposed road leading up to the development from Stockport Road would potentially cause a traffic bottle neck with the potential for congestion, accidents and noise/emissions pollution.

Ecology

The submitted ecology report is out of date

The ecology report makes no reference to the protected trees

The development would cause a detrimental impact due to additional noise, emissions and pollution caused by extra traffic and the removal of the existing flora and fauna that provides clean air.

There will also no doubt be additional litter issues and a wider environmental impact to the existing plant life in the form of trees and shrubbery currently present on the access and at the proposed development.

There is significant wildlife in the form of birds, amphibians and small mammals in the vicinity that would also be adversely affected.

Retaining structures

There is a retaining wall within the site which makes secure and safe the higher ground immediately behind the existing properties on Stockport Road upon which the development is proposed. I am concerned over the impact the construction work would have on this structure and consequently the safety of my home, myself and my neighbours on Stockport Road.

Concern that building so close to our retaining wall – which is well over 100 years old – would jeopardise the structural integrity of the wall and our property.

Drainage

Concerned about drainage from the elevated site to not cause problems elsewhere

General

Devalue Surrounding Properties.

Not all neighbouring properties were consulted and no notices displayed

The density of the development appears to be much greater than surrounding developments.

Housing stock in the area has been replaced with so called “new homes” that are tiny in room size by comparison and houses crammed on to development sites.

Concerns that the site will have secure demarcation with adequate fencing on completion to ensure our security and privacy and the boundary will be securely fenced and made safe.

7. ASSESSMENT

The principal issues in determining this application are:

- Principle of Development
- Layout and Design
- Amenity
- Highway Safety and Accessibility
- Ground Conditions
- Ecology
- Trees and Landscaping
- Drainage, Flood Risk
- Environmental Health
- Construction Noise
- Retaining Structures
- Planning Obligations
- Other Matters

8. PRINCIPLE OF DEVELOPMENT

- 8.1 In overall terms, it is considered that the delivery of new homes in this location would accord with the aims and policy objectives of the adopted UDP and that the proposals are considered as sustainable development having particular regard to the guidance contained within the NPPF and Practice Guidance and should be supported.
- 8.2 In this respect, the proposed development would bring about the redevelopment of a previously developed 'brownfield' site which presently detracts from the wider area and would make a valuable contribution towards the provision of new housing in the Borough, The development is considered to represent a sustainable form of development, given its accessible location and access to a range of shops and services within the town center as well as the public transport network that provides good access to both Greater Manchester and Yorkshire.
- 8.3 Further to the above, outline planning permission has previously been granted for the residential development of this site in 2007 and again in 2013, and it is considered that the principles attached to the residential development of this site are robust in this particular case. Whilst these consents are no longer extant they are a material consideration and there are considered to be no material changes in circumstances, particularly planning policy, to take an alternative view in this instance. There are however a number of detailed matters which also need to be considered and which are now discussed in more detail below.

9. LAYOUT AND DESIGN

- 9.1 Whilst the layout of the site is a reserved matter the application is accompanied by an indicative drawing showing how the site could be laid out. The layout shows a mixture of detached, semi-detached and terraced dwellings with terraced housing fronting Stockport Road and then a single access road which curves around the central retaining wall with housing fronting one side following the topography of the site. Areas of landscaping are shown through the centre of the site and to the north-west and south-west boundaries of the site.
- 9.2 The site has considerable constraints with the level differences and rises over 11m between Stockport Road and the northern boundary. The details submitted clearly show

that a good scheme which has an acceptable relationship with surrounding residential properties can be achieved.

- 9.3 In comparison to the previous planning approval 13/00923/OUT, the proposed development would deliver a higher density scheme. The density of housing delivered, approximately 35 dwellings per hectare, would accord with Policy RD5 of the Residential Design Guide SPD, which requires a minimum 30 dwellings per hectare. Furthermore, the overall visual impact of the built form and massing would be reduced given the lower heights of the new housing to the rear of the site when compared to the previous proposal.
- 9.4 In terms of layout and design of the scheme more generally, officers are also satisfied that the proposals are acceptable taking into account the site characteristics and relationships with neighbouring buildings.
- 9.5 The choice of materials and detail is not covered in this outline submission but any future application would be expected to reflect the local vernacular in the choice of material and detailing to ensure that any detail would complement the character and appearance of the area in accordance with UDP and SPD policies and is acceptable.
- 9.6 Although, ultimately, a reserved matter, officers are satisfied the indicative layout successfully demonstrates that up to 25 houses could be accommodated on this site and that the proposals would comply with the design based policies in the UDP and SPD and would accord with the guidance contained within the NPPF and PPG in relation to these issues. .

10 RESIDENTIAL AMENITY

- 10.1 In terms of amenity, the layout and scale of the development are reserved matters, however, the general impact of the development can be considered and some conclusions can be drawn from the indicative layout drawing provided.
- 10.2 In protecting the amenities of both future and existing occupiers of residential properties, minimum separation distances are required between buildings to help achieve this. Separation distances are considered to be necessary in cases where it is appropriate to ensure privacy due to overlooking of windows and gardens might be significant.
- 10.3 The minimum separation distances are set out in SPD policy RD5 which also makes allowances for degree of angle, height of buildings and differences in site levels.
- 10.4 The policy confirms a minimum separation distance between habitable room windows on two storey developments of 21 metres where habitable room windows directly overlook. There should also be a further 3 metres for every additional storey and 1m for every 1m difference in ground level.
- 10.5 The indicative layout shows that the proposed properties meet the requirements for separation distances with existing properties in the Residential design SPD and that sufficient space exists around the blocks for residential amenity for the proposed dwellings and this is in line with the councils requirements in the SPD. The precise details of this will be determined at the reserved matters stage.
- 10.6 Whilst neighbours have commented on the likely impact of the development on neighbouring properties a good separation distance is also maintained from the majority of houses neighbouring the development and those shown on the indicative layout.
- 10.7 The distance between the detached dwelling to the south eastern corner of the indicative layout and the existing properties on Stockport Road would require closer examination at

reserved matters stage with regard to the detailed relationship between existing windows and the position of the proposed dwelling, however, as approval is not sought for layout at this stage it would not be appropriate to resist the application on this basis.

- 10.8 Whilst neighbours have commented on the likely impact of the development on neighbouring properties in relation to loss of views and privacy with the separation distance shown on the indicative layout, it is considered that the site is capable of accommodating residential development in a manner which would not be unduly detrimental to the amenities of occupants of neighbouring dwellings subject to conditions.

11 HIGHWAY SAFETY AND ACCESSIBILITY

- 11.1 The site is located in an accessible location close to bus routes, the train station and local shops. The indicative layout shows between 100 and 200% car parking provision across the site which is considered to be acceptable in this location given the indicative mix of house types. As a result of this, it is not predicted that the amount of development proposed would have any significant impact on the local highway network.
- 11.2 The application is supported by a transport statement which sets out the sustainable transport options for the site and analyses the likely impact in terms of traffic generation. As outlined above the application site is in a sustainable transport location with good access to local services as well as bus and rail services.
- 11.3 In terms of highway safety, the proposed vehicular access from Stockport Road will utilise an existing access point and is considered to be safe and satisfactory by the Head of Environmental Services – Highways.
- 11.4 Taking these factors into account, officers are satisfied that the proposed development is acceptable in terms of access, highway safety and parking provision and the development complies with UDP Policies T1, T7, T10 and T11 as well as Section 4 of the NPPF.

12 GROUND CONDITIONS

- 12.1 The submission has been reviewed by the Environmental Health - Contaminated Land team. Whilst there are some issues still to be addressed, no objections have been raised with regards to contaminated land subject to a contaminated land condition requiring further investigations to be undertaken and a detailed remediation strategy to be prepared.
- 12.2 Subject to these conditions, officers are satisfied that the requirements of the NPPF in terms of contaminated land can be satisfactorily addressed and the site developed without any unacceptable impacts on human health or controlled waters.
- 12.3 In this instance, the site is not in an area at risk from former coal workings and the development is acceptable in accordance with policy MW11: Contaminated Land.

13 ECOLOGY

- 13.1 The application was accompanied by an Ecological assessment (undertaken in 2013) and the timing of the report being out of date received objections from neighbouring properties and the Greater Manchester Ecology Unit (GMEU) who advised it should be updated and resubmitted, which the applicants did. Following receipt of the updated report GMEU agree that the assessment is applicable in terms of the impact of the development on the site and do not object to the scheme on ecological grounds.

Both the assessment and GMEU however, recognised and highlighted the opportunity for improving the natural habitat in this area which can be secured by condition.

- 13.2 The submitted Ecological Assessment recommended that work is carried out in accordance with the submitted assessment in order to protect any bats and bird nesting area within the site and GMEU have confirmed these matters can be dealt with satisfactorily by condition and these are therefore proposed as part of the recommendation to members. They also recommend that conditions are added relating to the control of invasive species and opportunities for biodiversity enhancements within the site.
- 13.3 The proposals would not therefore have any adverse effect upon protected species and are thus in accordance with policy N7: Protected Species and the guidance contained within the NPPF and PPG in relation to these issues.

14 TREES AND LANDSCAPING

- 14.1 The Council's Tree Officer has been consulted and comments that the existing site contains a number of high value mature trees, many subject to TPO. However as per the Arboricultural Report submitted, development would not be practical with all the trees retained due to the topography of the site. Previous schemes have accepted the removal of a significant number of trees to facilitate those schemes. This application does propose the loss of further trees but it is considered that this is acceptable and required to enable the development to be carried out. Any objection on this basis would not be sustainable given the losses previously agreed.
- 14.2 The landscaping is a reserved matter and it is considered that any landscaping scheme to be submitted should include a high quality landscape design with significant tree planting to mitigate losses and ensure that the development accords with the requirements of policies N4 and N5.

15 FLOOD RISK AND DRAINAGE.

- 15.1 The site is within Flood Zone 1 which is the lowest zone and has less than 1 in 1,000 annual probability of river flooding and no objections have been raised regarding this to the proposed development.
- 15.2 A detailed drainage design for foul and surface water will be required by condition before works commence to prevent increases in surface water run off which could increase the risk of flooding and United Utilities suggest conditions to control this. No concerns have been raised from utility providers regarding sewer capacity in the area and no objections are raised regarding UDP Policy U4 and Section 10 of the NPPF.
- 15.3 In overall terms, the flood risk to the site is considered to be low. The site falls within flood zone 1 where all forms of development are considered acceptable. Surface water run-off would be dealt with by appropriate SuDs related techniques with details to be secured by an appropriately worded condition.
- 15.4 In the absence of any technical objection the proposal is considered to accord with policy U3 and the relevant guidance contained within the NPPF and PPG subject to satisfactory compliance with conditions.

16 CONSTRUCTION NOISE

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

17 LAND STABILITY AND RETAINING STRUCTURES

- 17.1 There will be a requirement for several retaining walls and structures across the site in order to make secure and safe the levels within the site and the higher ground immediately behind the site. There is an existing retaining wall immediately behind the existing properties on Stockport Road upon which the development will sit and another to the north between the site and the properties on Beechwood Drive. Concern has been raised over the impact the construction work would have on the structural integrity of the walls and surrounding properties.
- 17.2 The site is constrained by the significant level differences and there will be a need for retaining structures across the site. The applicants have submitted plans and sections detailing the indicative locations of the proposed retaining structures and following on from discussions during the course of the application a land stability report has been received.
- 17.3 The NPPG advice in relation to Land Stability states that it is a material planning consideration and that if land stability could be an issue, developers should seek appropriate technical and environmental expert advice to assess the likely consequences of proposed developments on sites where subsidence, landslides and ground compression is known or suspected. The guidance suggests that an assessment of ground instability should be carried out at the earliest possible stage to ensure that any necessary investigations are undertaken to ascertain that their sites are and will remain stable or can be made so as part of the development of the site. The most appropriate time for this to be done is at this outline application stage when the principle and suitability of the land for residential development is being established.
- 17.4 During the course of the application a land stability report was requested and received and has been assessed by the Council's structural engineers. It is recommended that the stability issues don't pose a significant risk but to mitigate any potential the foundations of all properties should extend to bedrock and the foundations for retaining structures should also extend to that level. A continuous watching brief should also be maintained throughout all groundworks stage. Taking these factors into account, officers are satisfied that the proposed development is acceptable in terms of the slope stability and the development complies with paragraphs 120 – 121 of the NPPF and the associated technical guidance.

18 DEVELOPER OBLIGATIONS

- 18.1 In accordance with the Community Infrastructure Levy Regulations 2015, which is intended to provide infrastructure to support development, rather than to make individual planning applications acceptable in planning terms Section 106 obligations provide figures for contributions for developments which are necessary, directly related to, fair and reasonable in scale and kind to the proposed development. The monies will then be put towards individual infrastructure items in order to mitigate the impact of proposed development on local areas of Green Space, local Education and Highways.

- 18.2 In this case, the obligation generator suggests that £15,796.05 per unit be contributed towards Green Space and £27,530.57 Education contribution towards increasing admission numbers per year group from 156 to 180 at Mossley Hollins High School. This will be phased over 5 years from September 2018 to remodel internal space to create additional classrooms and bringing in demountable classrooms. The suggested highways contribution is £19,585.65 to be used towards Controlled pedestrian crossing on A 670 to improving pedestrian access to both St Georges and Livingstone Primary Schools.

19 OTHER MATTERS

- 19.1 Objections regarding the value of surrounding properties is not a matter that can be considered when assessing planning applications.
- 19.2 Concerns have been raised that the site will need to have secure demarcation with adequate fencing on completion to ensure security and privacy and that the boundary is securely fenced and made safe. This is a matter that will be detailed at reserved matters stage with a full and detailed landscaping plan.
- 19.3 There have been objections raised that housing stock in the area has been replaced with so called “new homes” that are tiny in room size by comparison and houses crammed on to development sites. The detail of the housing types, styles and sizes will be assessed at reserved matters stage and as a Council it is expected that all new housing developments accord with the size requirements of the National Housing Standards,

20 CONCLUSION

- 20.1 At the heart of the NPPF is a presumption in favour of sustainable development, this requires planning applications that accord with the development plan to be approved without delay and where the development plan is absent, silent or out of date granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole or specific policies in the framework indicate that development should be restricted.
- 20.2 In this instance, the application site has been previously approved for residential development, albeit at a reduced density, and there are considered to be no material changes in circumstances. The development would bring forward housing and economic benefits whilst resulting in the loss of trees, many of which were agreed to be removed as part of the previous schemes. It is considered that the benefits of the scheme outweigh the identified harm and so the proposal is therefore recommended for approval subject to the conditions.

21. RECOMMENDATION

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

1. Application(s) for approval of reserved matters must be made within two years of the date of this permission and the development must be started not later than the expiration of three years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

2. Before any development is commenced approval shall first be obtained from the Local Planning Authority with respect to the reserved matters, namely the layout, scale, appearance, and landscaping of the development. The landscaping proposals shall be carried out before the buildings are occupied or at such time as the approved proposals may provide, and shall be subsequently maintained to the satisfaction of the Local Planning Authority.
3. Details of the existing and proposed ground levels for the whole site and the proposed finished floor levels shall be submitted with the Reserved Matters application. The development shall be carried out in accordance with the approved details
4. No development, other than site clearance and site compound set up, shall commence until such time as the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
 - i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
 - ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.
 - iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
 - iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

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

5. Prior to first occupation of the hereby approved development, the hereby-approved vehicular access from Stockport Road (as shown on the approved plan Proposed site layout 13-117(PL)400 Rev J) shall be fully constructed and be available for use in accordance with the approved plans.
6. No development shall commence until such time as a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:
 - Wheel wash facilities for construction vehicles;
 - Arrangements for temporary construction access;
 - Contractor and construction worker car parking;
 - Turning facilities during the remediation and construction phases;
 - Details of on-site storage facilities;The development shall be carried out in accordance with the approved Construction Environmental Management Plan.

7. During demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.
8. The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to secure the 'Secure by Design' accreditation awarded by the Greater Manchester Police. Written confirmation of those measures is to be provided to the Local Planning Authority prior to the occupation of any building. (CRIME)
9. No works to trees or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless birds are found to be absent, by a suitably qualified person and details submitted to the local planning authority and agreed in writing.
10. Works to trees or vegetation clearance on site shall be carried out in accordance with the best practice guidance submitted in the Extended Phase 1 Habitat Survey Report (para 5.4) unless bats are found to be absent, by a suitably qualified person and details submitted to the local planning authority and agreed in writing.
11. Prior to the commencement of any works on site (including vegetation clearance) a methodology statement and timescale for the control of invasive species (Himalayan Balsam, Cotoneaster and Rhododendron) including a timetable for implementation must be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
12. No development shall take place until full details of biodiversity enhancement measures for the site including: bat bricks and/or tubes within the new development, Bat boxes, Bird boxes, Native tree and shrub planting and including a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
13. Foul and surface water shall be drained on separate systems.
14. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

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

15. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and

b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

16. Prior to the commencement of any development a continuous watching brief regarding slope stability and shall be submitted to the Local Planning authority and agreed in writing. This should cover all the groundworks stage and the development shall subsequently be completed, maintained and managed in accordance with the approved plan.
17. The development hereby permitted shall be carried out in accordance with the following approved plans: 13-117(SU)400, Proposed site layout 13-117(PL)400 Rev J, 13-117(PL)300 Rev C, 13-117(PL)301 Rev B, 13-117(PL)301 Rev B, 13-117(PL)302 Rev B, 13-117(PL)303, Extended Phase 1 Habitat Survey Report (Sept 2013), Transport statement MH/1660-01-TS01a (Dec 2015), Planning Statement (EP6294), Arboricultural Statement (CW/5460-AS March 2016)