

Application Number 18/00306/REM

Proposal	Reserved matters application for appearance, landscaping, layout and scale for 145 dwellings (following the granting of outline planning permission ref. 15/00704/OUT.)
Site	Former Oldham batteries site, Edward Street, Denton
Applicant	Wainhomes (North West) Ltd, Warrington
Recommendation	Approve, subject to conditions
Reason for report	A Speakers Panel decision is required because the application constitutes a major development.

REPORT

1. APPLICATION DESCRIPTION

- 1.1 The applicant seeks approval for the appearance, landscaping, layout and scale of development following the granting of outline planning permission under reference 15/00704/OUT for a development of 150 houses, in September 2015.
- 1.2 This application relates to land to the west of Edward Street. A parcel of land on the eastern side of Edward Street also has outline planning permission for up to 56 dwellings and is the subject of a separate reserved matters application, reference 18/00307/REM, which is also an item on this agenda.
- 1.3 This is a resubmission following the refusal of planning application reference 17/00513/REM which sought approval for 114 dwellings. That application was refused due to concerns regarding the density and quality of the design of the proposals and is now the subject of an appeal.
- 1.4 The applicant has provided the following documents in support of the planning application:
 - Drainage Statement
 - Noise Assessment
 - Planning and Design and Access Statement

2. SITE & SURROUNDINGS

- 2.1 This application relates to land to the west of Edward Street, which measures approximately 4 hectares and was formerly occupied by the Oldham Batteries factory, which closed in 2002. All buildings have been demolished with only hard standings remaining on site. To the south of the site are a series of two storey terraced residential properties along Patterson Street, Gresham Street and Lime Grove, which are off Hyde Road and the Denton Methodist Church, which fronts Hyde Road. To the west is further land associated with the former use on site and beyond which lies Ashton Road.
- 2.2 The site is located to the east of the commercial element of Denton town centre and is allocated in the UDP as a Development Opportunity Area, emphasising its strategic importance as a regeneration site. Lance Corporal Andrew Breeze Way has been constructed adjacent to the northern boundary of the site and is operational, as required by a condition attached to the outline planning permission.
- 2.3 The principal point of access, as approved at the outline stage, would be taken from Edward Street on the eastern boundary of the site.

3. PLANNING HISTORY

- 3.1 17/00513/REM – reserved matters application for 114 dwellings – refused.
- 3.2 15/00704/OUT - Outline proposal for residential development of up to 150 houses, including means of access, car parking and associated works.(Resubmission of 14/01149/OUT) – approved 09.09.2015.
- 3.3 14/01149/OUT - Outline proposal for residential development of up to 150 houses – refused (the reasons for which addressed by the 2015 application above which was approved).
- 3.4 15/00686/ENV - Request for screening opinion in accordance with Town and Country Planning (Environmental Impact Assessment) Regulations 2011 relating to a proposed residential development – not EIA development.

Nb this Screening Opinion was assessed against the 2011 Environmental Impact Assessment Regulations (as amended). These regulations have since been superseded by the 2017 Regulations. The new Regulations have altered the thresholds in Schedule 2 and a Screening Opinion is no longer required for a development that is below 150 dwellings on a site below 5 hectares in area. This Reserved Matters application proposes less than 150 dwellings

4. RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) Allocation

Allocated under policy E2 (11) as a Development Opportunity Area

4.2 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
- 1.6 Securing Urban Regeneration
- 1.12: Ensuring an Accessible, Safe and Healthy Environment

4.3 Part 2 Policies

- E2: Development Opportunity Area (this site being no. 11 of the sites identified in that policy).
- H2: Unallocated Sites (for housing)
- H4: Type, size and affordability of dwellings
- H5: Open Space Provision
- H7: Mixed Use and Density.
- H10: Detailed Design of Housing Developments
- OL10: Landscape Quality and Character
- T1: Highway Improvement and Traffic Management.
- T10: Parking
- T11: Travel Plans.
- C1: Townscape and Urban Form
- N5: Trees Within Development Sites
- N7: Protected Species
- MW11: Contaminated Land
- MW12: Control of Pollution
- MW14: Air Quality
- U3: Water Services for Developments

U4 Flood Prevention
U5 Energy Efficiency

4.4 **Other Policies**

Greater Manchester Spatial Framework - Publication Draft October 2016
Residential Design Supplementary Planning Document

4.5 **National Planning Policy Framework (NPPF)**

Section 1 Delivering sustainable development
Section 2: Ensuring the vitality of town centres
Section 6: Delivering a wide choice of high quality homes
Section 7: Requiring good design
Section 8: Promoting healthy communities

4.6 **Planning Practice Guidance (PPG)**

4.7 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 Neighbour notification letters were issued, notices displayed on site and an advert published in the press, in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

6. **RESPONSES FROM CONSULTEES**

- 6.1 Highways England – no objections to the proposals in terms of impact on the strategic road network.
- 6.2 Borough Environmental Health Officer – no objections subject to conditions requiring adherence to the contents of the submitted Air Quality Management Plan and a restriction on the hours of activity and deliveries during the construction phase of the development.
- 6.3 Borough Ecologist – no objections to the proposals. A number of conditions were recommended at the outline stage including securing biodiversity enhancements through the redevelopment of the site, control of invasive species and the timing of tree/shrub removal from the site. As a result of the content of the Bat and Great Crested Newt surveys submitted with the outline planning application, no further survey work or mitigation measures is required in relation to the preservation of these species.
- 6.4 Transport for Greater Manchester (TFGM) – no objections to the proposals. The principle of development for up to 150 dwellings was established at the outline planning application stage and the impact on the highway network in terms of trip generation was considered to be acceptable. The site is considered to be within close proximity to sustainable means of transport which would provide an alternative to making journeys via the private car. There are existing bus stops on the A57, within close proximity of the site, which are served by the regular service from Mottram to Manchester Piccadilly. Hyde Central Train Station is also within a bus journey and short walk from the site. The layout of the development should create a safe and attractive environment for pedestrians and cyclists and opportunities for connection through to surrounding streets should be provided. No further conditions

suggested as a condition requiring the submission and approval of a Travel Plan for the development was attached to the outline planning permission.

- 6.5 Local Highway Authority – no objection was raised to the principle of development at the outline stage, subject to the commencement of construction of the Denton Link Road prior to the occupation of any of the dwellings. This has now been constructed and is open to traffic.
- 6.6 United Utilities – did not object to the principle of development at the outline stage, subject to the means of drainage being laid out in accordance with the details submitted with that application.
- 6.7 Greater Manchester Police – raised no objection to the outline application indicating that a Crime impact Statement should be submitted and that the scheme should be designed to meet Secured by Design standards.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 Andrew Gwynne MP raised concerns in relation to the previous application regarding the impact of potential ground contamination on the site on the future occupants of the development. A condition requiring the submission of an investigation into potential sources of contamination on the site, the agreement of a remediation strategy and the implementation of this strategy prior to the commencement of development was attached to the outline planning application. This matter does not therefore need to be revisited at this reserved matters stage.
- 7.2 No representations have been received from any other local residents in relation to the reserved matters application.

8. ANALYSIS

- 8.1 The issues to be assessed in the determination of this planning application are:

- 1) The principle of development
- 2) The impact of the proposed layout, design and scale of the development on the character of the site and the surrounding area)
- 3) The impact upon the residential amenity of neighbouring properties
- 4) The impact on highway safety
- 5) The impact on flood risk and environmental health
- 6) The acceptability of the proposed landscaping scheme

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The principle of residential development and means of access to the site have already been approved by the grant of outline planning permission in 2015. The key issues for consideration now are detailed matters relating to layout, scale, design and appearance of the proposed new homes and this is discussed in more detail below.

10. CHARACTER OF THE SITE AND SURROUNDING AREA

- 10.1 Section 7 of the NPPF requires development to achieve good standards of design and states at paragraph 56 that 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for

people.’ National policy also emphasises the importance of new development effectively responding to the character of the surrounding area. Paragraph 58 of the NPPF sets out a number of criteria stating that decisions should aim to ensure that developments (those criteria relevant to residential development):

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and

- are visually attractive as a result of good architecture and appropriate landscaping

10.2 This site is considered to be in a prominent location and is therefore an important regeneration site within Denton, a characteristic emphasised by its designation as a Development Opportunity Area. Policy E2 of the UDP states that in these areas ‘the Council will permit redevelopment or refurbishment schemes which include uses likely to create higher levels or quality of.....residential provision and bring about significant improvements in overall appearance.’

10.3 In order to achieve the quality required by the NPPF and policy E2, it is considered that the scheme would need to be designed to connect to the wider regeneration of this part of Denton, recognising that the designated Opportunity Area extends beyond the boundaries of the application site. These connections should be evidenced in the scale, density, siting and detailed design of the buildings, how public and private spaces are treated and how routes through the site are defined. In relation to the previous scheme which was refused, officers had the following concerns:

- a. the layout was typical of a suburban area, on a site that sits within an urban context.
- b. the treatment of the northern boundary of the site, facing Lance Corporal Andrew Breeze Way was considered to lack the strength and quality to adequately define a sense of place.
- c. there was a lack of a strong built form in a number of key areas and a lack of scale and presence to the development.
- d. the house types were considered to emphasise the suburban form and poor relationship between the development and the urban character of the surrounding area.

10.4 The following paragraphs assess how the revised application has addressed each of these points in turn:

Overall density and form

10.5 The revised scheme now proposes 145 units over a developable area of 3.27 hectares. That equates to a density of 44 dwellings per hectare, the equivalent to the density approved at the outline stage (the application site at this reserved matters stage has reduced due to the extent of the highway works involved in the creation of Lance Corporal Andrew Breeze way on the northern edge of the site). This increase in density has been brought about by a far stronger grid form of development in this revised proposal, when compared to the refused scheme and the incorporation of flatted development in 3 storey buildings.

- 10.6 The closure of gaps along the internal access roads through a strong building line results in a development that has a linear emphasis, which respects the urban context of the site and surroundings. The spine route through the site from the entrance on Edward Street is more consistently lined with properties fronting the route, creating a more legible development and defining a sense of place, leading to the public open space in the form of the square in the north western corner of the development. In addition, there is a more consistent frontage to the north-south aligned internal access roads within the scheme, which emphasise how the increase in density has resulted in a much stronger grid pattern, which is characteristic of urban residential development in the surrounding area.

Lance Corporal Andrew Breeze Way

- 10.7 The treatment of the northern edge of the development, fronting onto Lance Corporal Andrew Breeze Way has significantly improved in this revised scheme. The introduction of house type 'c' ensures that 3 storey units would occur at regular intervals along that boundary, providing a physical presence that was not evident in the refused scheme. The introduction of these taller units ensures that the proposal counteracts the fact that the units are set back from the northern boundary and provides strength to this frontage.
- 10.8 This addresses a significant weakness of the previous design, where the height along this boundary was limited to 2 storey with rooms in the roof of some of the units. By increasing the scale of buildings on this frontage, the scheme now has far greater definition in views from Lance Corporal Andrew Breeze Way, giving the development a stronger sense of place and in turn a stronger relationship with the wider area, recognising the regeneration role of the key site close to the centre of Denton.

Strength of built form and addressing key frontages

- 10.9 The previous scheme did not include any apartments. That provided a limitation as to how the south eastern and north eastern corners of the site were treated. These corners contained mainly single units, which resulted in gaps at key points, reducing the strength of the frontage at either end of Edward Street. This failed to recognise the importance of these prominent corners of the development as key connections to the wider area and highly visible points at which the scheme would be defined in public views.
- 10.10 The revised scheme has addressed this weakness through the provision of a continuous 3 storey block of apartments in the south eastern corner and sets of 3 units on the north eastern corner which include a 3 storey middle unit. Whilst the proposed treatment of the north eastern corner would still result in gaps between buildings, these gaps are fewer in number and reduced in prominence by the use of part 3 storey development in that location in the revised scheme.
- 10.11 The revised proposals present a stronger frontage to the large square in the north western corner, which provides the main area of public open space within the development. The dwellings on the eastern edge of that square now engage with the space as opposed to being set back within the plots. This provides a greater sense of surveillance of the public space and at the same time further reinforces the urban grain of the layout.

Improvement in mix of house types

- 10.12 The treatment of the corners at either end of Edward Street have also become more coherent through the use of gable features to define the 3 storey dwellings in the north eastern corner and on 3 of the outer facing wings of the apartments now proposed in the south eastern corner. This is a significant improvement on the previous scheme in terms of creating a sense of place and an identity to the development, resulting in a scheme that will improve the appearance of the area, as required by policy E2.

- 10.13 This improvement, alongside the use of 3 storey units along the northern boundary, fronting on to Lance Corporal Andrew Breeze Way results in a proposal that includes house types that respond to the size and shape of the site. This addresses the fundamental weakness of the previous scheme, in which a range of 'standard' house types were imposed on the site in a way which failed to respond positively to the specific characteristics of the site, thereby undermining the quality of the scheme.

Summary in relation to design:

- 10.14 To summarise, the proposals are considered to be a significant improvement on the refused scheme. The density of the development has increased substantially and is now equivalent to that approved at the outline stage. In addition to the benefit of a greater supply of housing, the higher density of the development has resulted in a development that more effectively respects the urban grain of the surrounding area. The revised scheme is far more legible due to stronger frontages to the key routes through the site and clearer framing of the areas of open space.
- 10.15 An increase in the height of development along the northern and eastern edges of the site, including the sensitive north eastern and south eastern corners, has resulted in a scheme which would have a stronger presence and clearly defines the character of the development from key public views. The revised scheme therefore contributes positively to the regeneration of the surrounding area and would result in a significant improvement in the appearance of the area, meeting the requirements of policy E2.

11. RESIDENTIAL AMENITY

- 11.1 The outline planning permission established the principle of development for up to 150 dwellings on the site. This reserved matters application proposes a lower density of development, which, indicates that sufficient separation distances could be retained between the edge of the development and the neighbouring residential properties on the terraced streets to the south to achieve the space standards set out in the Residential Design Guide (RDG). The fact that Edward Street bisects the wider site previously occupied by Oldham Batteries ensures that sufficient separation would also be provided between the eastern edge of the site that is the subject of this application and the western edge of the scheme that this the subject of application ref. 18/00307/REM. The arrangement of plots within the development would allow separation distances to be retained that would achieve the guidance within the RDG (21 metres between elevations with habitable room windows and 14 metres between blank elevations and elevations with openings.)
- 11.2 Following the above assessment it is considered that the proposals would not have an adverse impact on the residential amenity of the neighbouring properties and would adequately preserve the amenity of future occupants of the development.

12. HIGHWAY SAFETY

- 12.1 The Local Highway Authority raised no objection to the principle of the development of the site, subject to the commencement of development of the Denton Link Road prior to the occupation of any of the dwellings. This requirement was secured by condition 10 on the outline planning permission. At the outline stage, the Transport Assessment submitted with the application was considered sufficient to demonstrate that the number of trips generated by 150 dwellings would not have a severe impact on the capacity of the road network and would therefore not be prejudicial to highway safety. Given that this scheme equates to the same density but actually proposes less dwellings, thereby generating fewer trips, it is considered that the same assessment would apply.

- 12.2 The proposed plans indicate that 2 car parking spaces would be provided for most dwellings, some limited to 1 space although the scheme includes **some 1 bed units**. The proposals would therefore meet the requirements of the RDG. As highlighted by the response from TfGM to the outline planning application, the site is considered to be within close proximity to sustainable means of transport which would provide an alternative to making journeys via the private car. There are existing bus stops on the A57, within close proximity of the site, which are served by the regular service from Mottram to Manchester Piccadilly. Hyde Central Train Station is also within a bus journey and short walk from the site.
- 12.3 Given this context, it is considered that the level of parking to be provided within the development would not result in a reliance on on-street parking, ensuring that there would not be an unreasonable impact on highway safety in this regard. In terms of connectivity to the surrounding area, pedestrian links would be provided to Gresham Street and Lime Grove on the southern boundary of the development and footway links would be provided from the development along Edward Street, Hyde Road and Lance Corporal Andrew Breeze Way. These factors, alongside the information required to discharge the Travel Plan condition attached to the outline planning permission would ensure that the development would include provision for sustainable modes of transport.
- 12.4 Highways England has not objected to the application and did not object to the principle of development at the outline stage. Conditions requiring details of the surfacing of driveways, the provision of pedestrian visibility splays and requiring all car parking to be laid out prior to the occupation of the development, can be added to the decision notice.

13. FLOOD RISK

- 13.1 The site is in Flood Zone 1 and is therefore considered to be at a lower risk of flooding. United Utilities have raised no objections to the proposals subject to the means of drainage being laid out in accordance with the details submitted with that application. Condition 4 of the planning permission requires a surface water drainage strategy to be submitted and approved prior to the first occupation of the development. The applicant confirmed on the application form at the outline stage that foul water would be drained from the development via a connection to the existing main sewer.
- 13.2 It is considered that the proposed development would not result in a harmful impact in relation to flood risk.

14. ENVIRONMENTAL HEALTH

- 14.1 The Borough's Environmental Health Officer has raised no objections to the proposals, subject to the imposition of conditions limiting the hours of operation and deliveries during the construction phase of the development and compliance with the mitigation measures detailed in the Air Quality Assessment submitted with the outline planning application. These conditions were imposed on the outline planning permission (conditions 7 and 11) and therefore would not need to be re-imposed on a reserved matters approval, had all other material considerations been satisfied.
- 14.2 The applicant has submitted a Noise Assessment with the reserved matters application. This report indicates that a number of plots would require mitigation to be installed in order to minimise the impact of the noise generated by the traffic on the M67 and Lance Corporal Andrew Breeze way to the north of the site, Edward Street to the east and Hyde Road to the south. Within the parcel to the west of Edward Street that is the subject of this application, the report suggests that 2.5 metre high acoustic fencing would be required to the rear of plots in the south eastern corner, the north western part of the site and a number

of plots along the northern edge of the site, to mitigate the impact of noise generated by communal parking areas.

- 14.3 Furthermore, a number of the plots would need to be fitted with high specification glazing and mechanical ventilation systems that would allow air circulation without the need to open windows, to mitigate the impact of noise sources beyond the boundaries of the site, listed above. Further details of the specifications of the glazing and the acoustic fencing can be required by condition, to ensure that the residential amenity of the future occupiers of the development would be adequately preserved.
- 14.3 The MP raised concerns in relation to the previous application regarding the history of ground contamination on the site and the impact that disturbance of the contamination may have on the living conditions of the future occupants of the development. A condition requiring the submission of an investigation into potential sources of contamination on the site, the agreement of a remediation strategy and the implementation of this strategy prior to the commencement of development was attached to the outline planning application. This matter does not therefore need to be revisited at this reserved matters stage.

15. LANDSCAPING

- 15.1 The improvements to the layout in this revised scheme allow the landscaping details to far more effectively delineate between public and private space, with both hard and soft boundary treatments helping to provide legibility and permeability to the development. This is a result of strengthening the front building line and alignment of plots in a stronger 'grid' formation. Soft landscaping would be used to provide a feature at the centre of public square in the north western part of the site and also to break up the parking courtyard area to the rear of the units in the north eastern corner.
- 15.2 Overall, it is considered that the proposed hard and soft landscaping scheme would enhance the quality of the development and would be appropriate for the urban setting of the site.

16. OTHER MATTERS

- 16.1 As a result of the content of the Bat and Great Crested Newt surveys submitted with the outline planning application, no further survey work or mitigation measures is required in relation to the preservation of these species. A number of conditions were recommended by GMEU including securing biodiversity enhancements through the redevelopment of the site, control of invasive species and the timing of tree/shrub removal from the site. These can be attached to the decision notice.
- 16.2 In relation to crime impact, whilst the scheme does include some communal car parking areas, these are considered to be well surveyed and details of external lighting of these areas can be secured by condition. Areas of public space would be overlooked by the principal elevations of dwellings. Greater Manchester Police have not raised any objections to the proposals. A condition can be attached to the planning permission requiring the submission of details to be incorporated within the development to reduce the risk of crime and requiring Secured by Design accreditation to be achieved.

17. CONCLUSION

- 17.1 The site plays a key role in the regeneration of Denton, as demonstrated by the designation of the site as a Development Opportunity Area. The revised proposal is considered to address the weaknesses of the previously refused scheme by increasing the density of

development, increasing the scale of buildings in key locations and presenting a higher quality layout which better reflects the urban grain of the surrounding area. As a result, the proposals are considered to achieve the objectives of policy E2 of the UDP.

- 17.2 There are no objections from any of the statutory consultees and the proposals are considered to preserve the residential amenity of neighbouring properties as well as the future occupants of the development, maintain highway safety and be acceptable in relation to all other material considerations.
- 17.3 The revised proposals are therefore considered to comply with the relevant national and local planning policies quoted above.

RECOMMENDATION

Grant planning permission, subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plans/details:

1:1250 Site location plan (Drawing no. 1536WHD/ESD/LP01 Rev. A)
Proposed site layout plan (Drawing no. 1536WHD/ESD/PL01 Rev. W)
Proposed landscape layout plan (Drawing no. 105 Rev. D)
Proposed Planting Plan (sheet 1 of 3) (Drawing no. 201)
Proposed Planting Plan (sheet 2 of 3) (Drawing no. 202) (insofar as it relates to this application.)
Proposed Planting Plan (sheet 3 of 3) (Drawing no. 203) (insofar as it relates to this application.)
Proposed hardworks plan (sheet 1 of 4) (Drawing number 101 Rev. D)
Proposed hardworks plan (sheet 2 of 4) (Drawing number 102 Rev. D)
Proposed hardworks plan (sheet 3 of 4) (Drawing number 103 Rev. D)
Proposed apartments plans and elevations (plots 3-14) (Drawing no. 1000-3-14)
Proposed house types plots 1 and 2 floor plans and elevations (Drawing no. 100-1&2)
Proposed house types A and B plans and elevations (Drawing no. 1000-A&B)
Proposed house type C floor plans and elevations (Drawing no. 1000-C)
Proposed house types D and E floor plans and elevations (Drawing no. 1000-D&E)
Proposed house type Langley A floor plans and elevations (1536/WHD/ESD/LA01 Rev. A)
Proposed house type Langley B floor plans and elevations (1536/WHD/ESD/LA02 Rev. C)
Proposed 'Baird' contemporary (Gable fronted) plans and elevations (Drawing no. 1536WHD/ESD/BA01 Rev. A)
Proposed 'Bell' contemporary (Gable fronted) plans and elevations (Drawing no. 1536WHD/ESD/BE02 Rev. A)
Proposed 'Brancaster' contemporary (Side aspect) plans and elevations (Drawing no. 1536WHD/ESD/BR01 Rev. B)
Proposed 'Claydon' contemporary plans and elevations (Drawing no. 1536WHD/ESD/CL01 Rev. A)
Proposed 'Haversham' + Bay plans and elevations (Drawing no. 1536WHD/ESD/HA02 Rev. A)
Proposed 'Haversham' (Side aspect) plans and elevations (Drawing no. 1536WHD/ESD/HA03 Rev. A)
Proposed 'Haversham' contemporary plans and elevations (Drawing no. 1536WHD/ESD/HA01 Rev. A)
Proposed 'Jenner' contemporary plans and elevations (Drawing no. 1536WHD/ESD/JE01 Rev. A)
Proposed 'Jenner' contemporary (Gable fronted) plans and elevations (Drawing no. 1536WHD/ESD/JE02 Rev. A)

Proposed 'Newton' contemporary plans and elevations (Drawing no. 1536WHD/ESD/NW01 Rev. A)
Proposed 'Telford' contemporary plans and elevations (Drawing no. 1.136/P/B/G)
Proposed 'Telford' contemporary (with Dummy front) plans and elevations (Drawing no. 1.136/P/B/G/2)
Proposed 'Wordsworth' contemporary plans and elevations (Drawing no. 1536WHD/ESD/WO02 Rev. A)
Proposed 'Wordsworth' (Side aspect- contemporary) plans and elevations (Drawing no. 1536WHD/ESD/WO01 Rev. A)
Proposed 'Wren' contemporary plans and elevations (Drawing no. 1536WHD/ESD/WR01 Rev. A)

2. No development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:
 - scaled plans showing the exact location and elevations of the acoustic fencing to be installed within the development site and a manufacturers specification of the fencing; and
 - scaled plans showing the location of windows to be treated with high specification glazing and mechanical ventilation and manufacturers specifications of each of the noise mitigation measures to be installed.

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.

3. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the buildings; in the construction of all boundary walls, fences and railings; and, in the finishes to all external hard-surfaces have been submitted to, and approved in writing by, the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.
4. The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved Proposed site layout plan (Drawing no. 1536WHD/ESD/PL01 Rev. W), prior to the occupation of any of the dwellings and shall be retained free from obstruction for their intended use at all times thereafter.
5. Boundary treatments to be installed in accordance with the details as shown on the following approved plans (insofar as they relate to the application site):
 - Proposed hardworks plan (sheet 1 of 4) (Drawing number 101 Rev. D)
 - Proposed hardworks plan (sheet 2 of 4) (Drawing number 102 Rev. D)
 - Proposed hardworks plan (sheet 3 of 4) (Drawing number 103 Rev. D)

prior to the first occupation of any of the dwellings hereby approved. Such boundary treatments shall be retained at all times thereafter.

6. Hard and soft landscaping to be installed in accordance with the details as shown on the following approved plans (insofar as they relate to the application site):

Proposed landscape layout plan (Drawing no. 105 Rev. D)
Proposed Planting Plan (sheet 1 of 3) (Drawing no. 201)

Proposed Planting Plan (sheet 2 of 3) (Drawing no. 202) (insofar as it relates to this application.)

Proposed Planting Plan (sheet 3 of 3) (Drawing no. 203) (insofar as it relates to this application.)

Proposed hardworks plan (sheet 1 of 4) (Drawing number 101 Rev. D)

Proposed hardworks plan (sheet 2 of 4) (Drawing number 102 Rev. D)

Proposed hardworks plan (sheet 3 of 4) (Drawing number 103 Rev. D)

prior to the first occupation of any of the dwellings hereby approved.

7. The approved scheme of landscaping scheme 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 5 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.
8. Prior to the occupation of any part of the development hereby approved, a scheme detailing the measures to be incorporated in an application to obtain Secured by Design accreditation to Greater Manchester Police shall be submitted to and approved in writing by the Local Planning Authority. Written confirmation that the accreditation has been achieved shall be submitted to and approved in writing by the Local Planning Authority and the approved measures shall be implemented prior to the first occupation of any part of the development. The development shall be retained as such thereafter.
9. 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.
10. None of the dwellings hereby approved shall be occupied until details of the provision of secured storage for bicycles within each of the plots (minus those plots with garages) of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided for each dwelling in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.
11. No development above ground level shall commence until details of Biodiversity enhancement measures to be installed as part of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the installations and scaled plans showing their location within the development. The approved enhancement measures shall be installed in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
12. 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.

13. 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.
14. No development shall commence unless and until a Method Statement is submitted to and approved in writing by the Local Planning Authority detailing how Japanese Knotweed and any other invasive species on the site will be removed from the site. The development shall thereafter proceed in strict accordance with the approved Method Statement.
15. The driveways to serve the dwellings hereby approved shall be constructed from a bound material and shall be constructed on a level that prevents the displacement of material and surface water onto the highway. The development shall be retained as such thereafter.
16. 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.

Reasons for conditions:

1. For the avoidance of doubt
2. To protect the amenities of future occupants from external noise in accordance with UDP policy H10.
3. To ensure that the appearance of the development reflects the character of the surrounding area.
4. To ensure that the development is served by adequate parking provision.
5. To protect the amenities of occupants of nearby properties/dwelling houses in accordance with UDP policies 1.12 and E6.
6. To ensure that sufficient hard and soft landscaping are implemented to ensure that the overall development respects the character of the surrounding area.
7. To ensure that the approved landscaping scheme is adequately maintained.
8. To ensure that the development is designed to minimise opportunities for crime.
9. To provide adequate secure bin storage to serve the development and to safeguard the general amenity of the area in accordance with UDP policy 1.12/1.13/H10.
10. To ensure cycle storage is provided to enhance the environmental sustainability of the development.

11. To ensure biodiversity enhancements are secured to mitigate the environmental impacts of the scheme.
12. To ensure that adequate lighting is provided to public areas
13. In order to prevent any habitat disturbance to nesting birds in accordance with the National Planning Policy Framework.
14. To ensure that invasive species are removed from the site appropriately.
15. To ensure that the development maintains highway safety.
16. To ensure that the development maintains highway safety.