

Application Number 19/00399/FUL

Proposal	Enabling works including site clearance and engineering operations including removal of contaminants and re-formation of site levels.
Site	Site of Former District Centre, Land Bounded By Hattersley Road East, Mottram, Tameside, SK14 3EQ.
Applicant	Onward Homes.
Recommendation	Grant planning permission subject to conditions.
Reason for report	A Speakers Panel decision is required because the application constitutes a major development due to the site area.

1. APPLICATION DESCRIPTION

- 1.1 The application relates to site remediation measures relevant to the redevelopment of the former Hattersley District Centre which has been demolished and will be replaced on land east of Stockport Road. Whilst demolition works have been undertaken there is evidence of structures still in situ in addition to some necessary remediation which is required. This application follows two consented schemes for similar works on smaller sites within the locality - these being land at Underwood Road and Melandra Crescent. It is envisaged that the application will be followed by a separate application for residential development.
- 1.2 The application has been supported with the following documents:
- Arboricultural Impact Assessment;
 - Construction Phase Plan;
 - Ecological report;
 - Flood risk Assessment;
 - Logistics Plan;
 - Remediation Strategy;
 - Site Investigation report; and,
 - Topographical Survey.
- 1.3 Site clearance will include the removal of paths, fences and lighting columns and the regrading of levels by approximately 1.5m. The remediation strategy identifies the removal or treatment of any contaminants that may be encountered. It also identifies that; 'Below ground structures such as relic foundations, relic slabs and hardstanding will be grubbed up and, along with oversize material from the made ground, subjected to segregation, stockpiling and processing for re-use on as construction materials below roadways, path and driveways and around plots as a construction or pile mat'.
- 1.4 In addition it is proposed to divert a number of services to free up development areas of subsequent planning applications. This includes:
- Existing water main;
 - Foul water drainage; and,
 - Surface water drainage.
- 1.5 The Logistics Plan identifies that each site would be secured behind protective site hoardings. At the site entry point there would be a wheel wash facility in place. The wash will take the form of a mobile jet wash. A gateman would be responsible for checking the vehicles before they are permitted to leave site.

- Road sweepers will be deployed as and when required;
- Daily perimeter checks to carry out any cleaning/ sweeping where required;
- All contractor vehicles to park within the site compound;
- All materials (where required) to be stored within the site;
- Adherence to a noise and dust management plan at all times; and,
- All material required to be taken off site to be covered/sheeted.

2. SITE & SURROUNDINGS

- 2.1 The application relates to land previously occupied by Hattersley District Centre. The land has been cleared of the former buildings which included a retail parade, public house, residential tower block and associated car parking and landscaping in lieu of the relocation of the centre to land east of Stockport Road.
- 2.2 The site is rectangular in shape and measures approximately 2.2ha in area. It is bounded by highways including Hattersley Road East along the western boundary, Beaufort Road to the south, and Kingston Close and Kenworthy Close to the east. Across the sites' northern boundary is a clinic and children's nursery. Beyond the site boundaries are residential properties.
- 2.3 Levels fall across the site from east to west in the region of 6m towards Hattersley Road East. Within the site there is evidence of large areas of 'made ground' from crushed materials associated with the previous development. Outside of the hardstanding areas the majority of the site is laid to grass following the initial site clearance, to the southern boundary included a redundant multi use games area, and to the north there are footpath linkages between Hattersley Road East and Kenworthy Close. Tree cover is limited to areas towards the northern and southern boundaries.

3. PLANNING HISTORY

- 3.1 13/00619/NDM – Notice of Demolition of existing block of flats and former Four in Hand Public House – Approved 23.08.2013.

4. RELEVANT PLANNING POLICIES

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 Planning Practice Guidance (PPG)
- 4.3 **Tameside Unitary Development Plan (UDP) Allocation: Town Centre Boundary**
- 4.4 **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;
 1.11: Conserving Built Heritage and Retaining Local Identity; and,
 1.12: Ensuring an Accessible, Safe and Healthy Environment.
- 4.5 **Part 2 Policies**
 S5: Changes of Use in Local Shopping Centres;
 H10: Detailed Design of Housing Developments;
 OL4: Protected Green Space;
 OL10: Landscape Quality and Character;

T1: Highway Improvement and Traffic Management;
T10: Parking;
T11: Travel Plans;
C1: Townscape and Urban Form;
N4: Trees and Woodland;
N5: Trees within Development Sites;
N7: Protected Species;
MW11: Contaminated Land; and,
MW12: Control of Pollution.

4.6 **Other Policies**

Supplementary Planning Guidance: Hattersley & Mottram.

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

Section 2 Achieving sustainable development;
Section 7 Ensuring the vitality of town centres;
Section 8 Promoting healthy and safe communities;
Section 9 Promoting sustainable travel;
Section 11 Making effective use of land;
Section 12 Achieving well-designed places;
Section 14 Meeting the challenge of climate change, flooding and coastal change; and,
Section 15 – Conserving and enhancing the natural environment.

4.8 **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 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:

- Neighbour notification letters to 57 addresses
- Display of a site notice
- Advertisement in the local press

6. **RESPONSES FROM CONSULTEES**

6.1 Arboricultural Officer – Provided joint comments with respect to this application and 19/00400/Full which has been submitted in relation to the land south of Underwood Road. The proposal would mean the loss of valuable greenspace and trees particularly on the Underwood Road side of the development. The high density of housing proposed means this loss would be unlikely to be mitigated adequately within the scheme, leading to an overall loss of amenity value and benefits from greenspace in the area.

6.2 Contaminated Land – No objections subject to recommended conditions requiring further site investigations to control the remediation of the site.

6.3 Environment Health Officer – No objections recommend restrictions on the hours between which works should be undertaken.

- 6.4 Greater Manchester Ecology Unit – Bats recommend a condition that a method statement is produced outlining the working methods which will need to be adhered to throughout tree removal works to avoid any impacts on potential roosting bats. Trees and scrub within the site have the potential to support nesting birds. Recommend that all tree works and scrub clearance should not be undertaken in the main bird breeding season (March-August inclusive), unless nesting birds have found to be absent, by a suitably qualified person.
- 6.5 GMAAS – Confirm they are satisfied that the proposed development does not threaten the known or suspected archaeological heritage. No reason to seek to impose any archaeological requirements upon the applicant.
- 6.6 Highway Authority – Comment that wheel washing facilities are required and that surface run-off from these areas needs to be managed.
- 6.7 Lead local Flood Authority – No objections.
- 6.8 PROW – No comments / objections.
- 6.9 United Utilities – No comments.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 No comments have been received.

8. ANALYSIS

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.2 The current position is that the Development Plan consists of the policies and proposals maps of the Unitary Development Plan and the Greater Manchester Joint Waste Plan Development Document.
- 8.3 The National Planning Policy Framework (NPPF) is also an important consideration. The NPPF states that a presumption in favour of sustainable development should be at the heart of every application decision. For planning application decision making this means:
- approving development proposals that accord with the development plan without delay; and,
 - where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or,
 - specific policies in the Framework indicate development should be restricted.

9. BACKGROUND

9.1 The site forms a phase in the ongoing regeneration plans for the Hattersley estate. The regeneration framework was established in the early 1990's and was tasked with the following objectives:

- To secure an increase in the residential population of the area;
- To secure the development of a new District Centre in the area;
- To secure the delivery of sustainable facilities for the community;
- To maximise regeneration and economic development benefits;
- To engage the community in the development and regeneration of the area;
- To secure a shift in mix of residential tenure across the area in favour of owner occupation; and,
- To encourage environmental sustainability and high quality design in the built environment throughout the area.

10. PRINCIPLE OF DEVELOPMENT

10.1 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. This includes proactively driving and supporting economic development and encouraging the effective use of land by reusing land that has been previously developed.

10.2 The NPPF sets out ways to conserve and enhance the natural environment. Paragraph 118 strongly encourages LPAs to promote the re-use of previously developed land through decision making. The application has been submitted as a precursor to a full application which will be assessed for residential development. This application seeks to address ground conditions are appropriately prepared to allow for future development proposals. The principles of this are considered to be fully compliant with the objectives of Local and National planning policy which promote the sustainable re-use of land. In addition the proposals are also compliant with the Hattersley & Mottram SPG which provided the framework to relocate the District Centre East of Stockport Road.

11. ENVIRONMENTAL CONSIDERATIONS

11.1 In comparison to the demolition works previously undertaken at the site the proposed remediation and clearance works are far more modest and less intrusive in scale. The intention is to minimise the amount of material that needs to be exported and also imported by working as closely to the existing levels once ground works have been removed. Nonetheless, such clearance works has the potential to introduce issues of noise, vibration and dust. Local planning policy 1.12 and MW12 requires that all developments should ensure that nuisance is reduced to protect levels of amenity. The application has been supported with a number of reports detailing how best practice measures would be secured, these having been reviewed by the EHO have raised no objections. The Logistics Plan submitted will ensure best practice measures are employed at all times whilst works are undertaken. This will include measures to ensure site safety and the control of noise and dust. Amenity to residents of surrounding properties should therefore be retained at an acceptable level.

11.2 With reference to ground conditions an initial site investigation has been undertaken. On review the contaminated land officer has requested that verification reports are submitted on completion of the works. It is also advised that in the event of any further contamination being found on the site no further development shall be undertaken until it is appropriately reported to the local planning authority. Validation reports would also need to be submitted with any future application of development. No objections are raised against policy MW12.

12. TREES & ECOLOGY

- 12.1 Policy N5 seeks to protect trees of a recognised quality which are located within development sites. A total of twelve trees and six groups have been recorded within the site. The works would require the removal of six of these trees (including 5 category b trees) as well as all of the group of trees. The loss of the trees regrettable but their retention would significantly reduce the overall development potential of the site. The Hattersley estate is characterised by its openness with many incidental areas of open space supporting mature trees. Immediately outside of the site tree cover is well established. This includes large groups of trees located on the opposite side of Hattersley Road East which links to areas of open space amongst the 'the cloughs'.
- 12.2 Whilst regrettable the loss of the trees can be tolerated within the locality. The trees to be lost would not warrant a Tree Preservation Order and the future development of the site will present an opportunity to secure mitigation in the form of replacement planting of native species. These matters can be looked at through the detail of the planning applications which are intended to follow.
- 12.3 Conditions relevant to the timing of works can minimise the ecological impacts of the development. The landscaping works associated with future planning applications would also present an opportunity to look at habitat improvement to secure biodiversity gains.

13. AMENITY SPACE

- 13.1 In addition to informal area of open space which flank footpath connections through the site there is also a redundant MUGA located to the south of the site. This facility will be removed as part of the comprehensive clearance works. A replacement facility is being considered under separate regeneration initiatives. Furthermore, a contribution to informal and formal recreation would also be a consideration for any future applications for residential development.

14. HIGHWAYS

- 14.1 A Logistics Plan has been submitted which confirms that the site will be secured and gated with a banksman employed for larger vehicles. Wheel wash facilities will be employed to ensure that mud is not deposited on the highway. Full details of how the drainage will be controlled are not included but this can be appropriately controlled through the imposition of a condition which is attached to the recommendation. There is adequate capacity on the local highway network to accommodate the associated vehicle movements relevant to the movement of associated machinery and material to and from the site.
- 14.2 Subject to the recommended safeguards the development demonstrates that safe and convenient access can be achieved to meet all highway users' requirements. This is therefore considered to be contrary to the requirements of T1.

15. CONCLUSION

- 15.1 The works will prepare ground conditions in advance of the future redevelopment of the site. The works are therefore aligned with the aspirations of the Hattersley regeneration framework where there has been a longstanding aspiration to release the site for residential development following the demolition of the former District Centre at the site.

15.2 Subject to appropriate safeguards the clearance can be undertaken in a manner which would not be prejudicial to the local environmental quality. The finished works will assist with the submission of the anticipated future residential development of the site.

16. RECOMMENDATION: Approve, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
2. The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:

Site Clearance plan ref 3266-SHD-00-ZZ-DR-C-0814 rev P1;
Enabling Works Section ref 3266-SHD-00-ZZ-DR-C-0816 rev P1;
Topographical Survey ref 3266-SHD-00-ZZ-DR-C-0810 rev P1;
Sewer Diversion and Abandonment Plan ref 3266-SHD-00-ZZ-DR-C-0815 rev P1;

Logistics Plan Ref RMS-PL-034 Rev-B April 2019;
Remediation Strategy reference LKR 191030 ORS;
Arboricultural Impact Assessment March 2019;
Ecology Assessment re 7404.02.004;
Flood Risk Assessment project 3266 Rev 1; and,
Construction Phase Plan ref RMS-PL-021 Rev-A.

3. On completion of the contaminated land remediation works the Local Planning Authority will require a Pre-Construction Phase Contaminated Land Remediation report that will need to provide the information as specified in section 7.5 of the LK Remediation Strategy. This must document and provide evidence that all remedial works for this phase of development have been appropriately undertaken. This report shall be approved in writing by the Local Planning Authority.

If, during development, contamination not previously identified is found to be present then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval of it from the Local Planning Authority.

4. Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
5. Prior to the commencement of any site clearance and remediation works, the site shall be secured by security hoarding as identified within the approved logistics plans Ref RMS-PL-034 Rev-B April 2019. The security hoarding shall be retained throughout the development process and its removal from site shall first be agreed in writing with the Local Planning Authority.
6. Wheel washing facilities as identified within the approved logistics plans Ref RMS-PL-034 Rev-B April 2019 shall be employed at all times during the approved works. All surface water run off associated with the facilities shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway at any time.

7. Dust suppression equipment in the form of sprinklers or water bowsers shall be employed at the site at all times. During periods of hot or dry weather water suppression shall be undertaken at regular intervals to prevent any migration of dust from the site. All surface water run off associated with the equipment shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway at any time.