

Application Number 18/00818/FUL

Proposal	Demolition of existing buildings formally occupied by Globe Works and the construction of 37 dwelling houses and 6 apartments (43 residential units) with associated car parking and landscape works.
Site	Former Globe Works, Brook Street, Hyde
Applicant	B.A.K Building Contracts Ltd
Recommendation	Members resolve to grant planning permission subject to conditions and completion of a section 106 agreement.
Reason for report	A Speakers Panel decision is required because the application constitutes major development.

1.0 APPLICATION DESCRIPTION

- 1.1 The application seeks full planning permission for a residential development of 43no. dwellings comprising of 37 dwellings and 6 apartments. The application has been amended during the course of its consideration which has resulted in the loss of 14 units from the development proposals.
- 1.2 The applicant has provided the following documents in support of the planning application:
- Air quality Assessment;
 - Arboricultural Impact Assessment;
 - Archaeological Report;
 - Coal Mining Risk Assessment;
 - Crime Impact statement;
 - Design and Access Statement;
 - Ecological Assessment (Including protected species);
 - Food risk and drainage assessment;
 - Planning Statement;
 - Phase I and II Ground investigation reports;
 - Statement of Community Involvement; and,
 - Full plans package including street scenes.
- 1.3 The site would take access from the existing turning head onto Brook Street. The layout proposes two roads which would run parallel to Godley Brook and linked by an existing bridge over Godley Brook which would be upgraded as part of a package of highways improvements. Residential properties are proposed on one side of each road with the boundary to Godley Brook on the other. The submitted layout indicates semi-detached and terraced rows of 3 and 4 properties and apartments which would be 2.5 and 3 stories in height. The application also proposes two areas of open space located either side of site entrance. A comprehensive landscaping and biodiversity enhancement strategy is proposed throughout the site and alongside Godley Brook.
- 1.4 The accommodation mix would be as follows:
- 4 x 1 bed apartment;
 - 2 x 2 bed apartment;
 - 18 x 3 bed townhouse; and,

- 19 x 4 bed townhouse.

2.0 SITE & SURROUNDINGS

- 2.1 The application relates a parcel of land measuring approximately 1.43 hectares in area. The site is irregular in shape and located within a valley of Godley Brook which runs along a central alignment. The valley side are relatively steep but the central area consists of level plateau.
- 2.2 The site is accessed from the west off Brook Street which a single sided residential street comprising of terraces properties which overlook the Morrison's Supermarket car park. The northern boundary is defined by a footpath which runs along the alignment of the M67 Motorway, properties fronting Mottram Road occupy an elevated position to the south and to the east there are industrial units accessed from Halton Street. These units occupy an elevated level and are separated by established belt of trees.
- 2.3 Historically the site supported a mill complex but this has long since been demolished although significant areas of hardstanding remain. There are two small warehouse structure within the site, one is located central the other on the southern boundary in addition to several shipping containers. The site has a poor environmental quality characterised by the industrial legacy, incidents of fly-tipping and self-set vegetation.

3.0 PLANNING HISTORY

- 3.1 04/00052/OUT - Proposed residential development (outline) – 22.12.2004
- 3.2 07/01613/REM - Proposed 48no. apartments (Reserved Matters) – 13.02.2008
- 3.3 13/01025/OUT - Erection of 44 dwellinghouses with associated car parking and landscape works – Withdrawn 09.12.2016 following lack of completion of the section 106 agreement.

4.0 RELEVANT PLANNING POLICIES

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 Planning Practice Guidance (PPG)
- 4.3 **Tameside Unitary Development Plan (UDP) Allocation**

Unallocated

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;
 1.10 Protecting and Enhancing the Natural Environment; and,
 1.12: Ensuring an Accessible, Safe and Healthy Environment.

4.5 **Part 2 Policies:**

H2: Unallocated sites;
H4: Type, size and affordability of dwellings;
H5: Open Space Provision;
H7: Mixed Use and Density (Density being relevant to this proposal);
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;
N6 Protection and Enhancement of Waterside Areas;
N7: Protected Species;
MW11: Contaminated Land;
U3: Water Services for Developments;
U4 Flood Prevention;
U5 Energy Efficiency; and,
MW14 Air Quality.

4.6 **Other Policies**

Greater Manchester Spatial Framework - Publication Draft October 2018.

The Greater Manchester Combined Authority (GMCA) has consulted on the draft Greater Manchester Spatial Framework Draft 2019 ("GMSF") which shows possible land use allocations and decision making policies across the region up to 2038. The document is a material consideration but the weight afforded to it is limited by the fact it is at an early stage in its preparation which is subject to unresolved objections

Residential Design Supplementary Planning Document; and,
Trees and Landscaping on Development Sites SPD adopted in March 2007;
Developer Contributions.

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

Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 8 Promoting healthy and safe communities
Section 11: Making efficient use of land
Section 12: Achieving well designed places
Section 15: Conserving and enhancing the Natural Environment

4.8 **Planning Practice Guidance (PPG)**

4.9 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.

5.0 PUBLICITY CARRIED OUT

- 5.1 The application has been advertised a major development with site and press notices. Neighbour notification letters were issued 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.

6.0 RESPONSES FROM CONSULTEES

- 6.1 Local Highway Authority – The development has been amended to reflect earlier concerns and this has in part influenced the loss of several units from the development. The access design and layout meets requirements, the developer will need to undertake structural improvements to the retaining walls located alongside the brook and also fund the replacement of the bridge crossing. After reviewing the information regarding Trip Rates at the Junction of Brook Street/Mottram Rd no objections to the development on Highway matters. To improve traffic flow around the junction it is recommended that section 106 monies are spent on lining and modifications to the kerbs on Brook Street and Mottram Road.
- 6.2 Environment Agency - Initially objected to the application on flood risk and ecology grounds. Amendments to the layout have resulted in the loss of units, revised Flood risk Strategy and improvements to onsite surface water management. Significant biodiversity enhancement would be secured inline with the water framework directive. Note that the site requires significant remediation as a result of previous industrial legacy. Confirm that initial issues have been appropriately addressed No objection subject the requirement of conditions relating to: site investigation/remediation, drainage, protection measures to Godley Brook and securing long-term landscape management of Godley brook and proposed area of Public Open Space.
- 6.3 Environmental Health – Have reviewed the proposals and raise no objections. The proximity of the M67 requires consideration to noise and air quality issues. No objection but recommend conditions relevant to ventilation and acoustic treatment.
- 6.4 TFGM – Identify that the trip generation falls below the threshold of a junction impact assessment of Brook Street/Mottram Road and refer comments to the Local Highway Authority. Identify that the site is accessible in close proximity of local services and public transport. Recommend a condition relating to the implementation and monitoring of a Full Residential Travel Plan within 6 months of occupation be attached to any planning consent, if not already conditioned at outline stage.
- 6.5 No objection to the approval of the planning application from a contaminated land perspective. The site has however had a significant and prolonged industrial use and initial ground investigations have identified the presence of contamination, including hydrocarbon impacted soils and groundwater. It is recommend that contaminated land conditions are attached to the planning permission in order to ensure all risks posed by contamination are appropriately addressed during the development of the site.
- 6.6 Tree Officer – No category A or B trees are identified on the site and therefore the existing category C trees would not be a constraint to development. Also this is a former commercial site that has naturalised but has no public access and relatively low visual amenity value to the surrounding area. Mitigating planting would be

important in this development and a detailed landscape scheme with appropriate numbers of suitable species trees and shrubs should be agreed.

- 6.7 Natural England – Don't wish to comment on the application. Recommend that standing advice with regard to impact on protected species is undertaken.
- 6.8 GMP (Design for Security) – Approve the recommendation of the submitted Crime Impact Assessment which should be conditioned.
- 6.9 United Utilities – No objections subject to conditions relating to detail design of the drainage.
- 6.10 Coal Authority – Site falls within a high risk area. An appropriate investigation has been undertaken of the sites mining legacy. No objection subject to the recommendations of the report being conditioned.
- 6.11 LLFA – Details of the sites drainage can be conditioned. Inclusion of SUDS within the layout is supports and subject to the detailed design Godley Brook will be able to support the outfall of surface water drainage.
- 6.12 GMAAS – Not that there is archaeological interest in the site. Recommend that a condition be attached to any planning consent requiring that a phased programme of archaeological investigation be undertaken prior to the commencement of any demolition, soft-strip or development groundworks.
- 6.13 GMEU – No objections to the proposals, a suitable level of assessment has been undertaken of the site ecological value including protected species. Confirm that the application has demonstrated that suitable level of biodiversity enhancement can be achieved which can be secured by a condition.
- 6.14 Education – A development of this size would attract additional pupils that would need to be accommodated in schools in the area. Recommended that section 106 monies are allocated towards additional development of school places at Alder High School.
- 6.15 Highways England – Confirm they have no objection.

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

7.1 There have been 6no. representations received from the notification process. The comments raised are summarised under common themes as follows:

- Development would have an adverse ecological impact associated with the loss of trees and vegetation from the site;
- The site provides important habitat for bats, newts and badger which would be lost;
- Access should be taken from Halton Street as there is no capacity within Brook Street for further development;
- Parking on Brook street is already saturated and the development would add ot these issues;
- Brook Street is a in a poor condition due to existing traffic demands and this will only worsen;

- Mottram Road is gridlocked at peak times and the associated vehicle movement will be a further burden
- Emergency services would not be able to adequately access the site.

8.0 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:-
 - o 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
 - o specific policies in the Framework indicate development should be restricted.

9.0 PRINCIPLE

- 9.1 The principle of residential development on the site has been established on previous occasions under several planning applications. It remains that the site is undeveloped and of a poor environmental quality. The last of the applications 13/01025/OUT was minded for approval subject the completion of a section 106 agreement but this was never completed. The application was subsequently written off under Article 40 (13)(a) of the DMPO 2015. The applicant identifies that the failure to complete the agreement was due to the financial viability issues associated with the development.
- 9.2 The sites circumstances would appear to have changed very little since the previous application. Although there is an established 'fall-back' position the site does not at present demonstrate an active employment use. Despite evidence of vegetation succession the intervening years have seen the overall environmental quality degrade. Site security would appear to have been tested and there is evidence of breaches of the boundary treatment, visual indicators are that fly-tipping would appear to be a regular occurrence.
- 9.3 The site falls within the definition of previously developed land. A core principle of the National Planning Practice Guidance (NPPG), set out at chapter 11, is that planning should "encourage the effective use of land by reusing land that has been previously developed (brownfield land). Local Plan Policy H1 and H2 give priority to the development of PDL with the aim of achieving a local target of 80% of new dwellings on such land.

9.4 The site is adjacent to Godley Brook and the lower parts of the site lie within Flood Zones 2 and 3 which symbolises a high risk of flooding to certain sections of the site. A Flood Risk Assessment has been submitted with the application which concludes that the flood risk to the proposed development is manageable and development should not be precluded on flood risk grounds. As per the previous planning application agreement has been reached with the Environment Agency and the threat of Flood Risk does not preclude the principle of development, matters of flooding will be addressed later in the report.

9.5 Overall the principle of the proposed residential development at the site remains acceptable. It is noted that the site is located within a highly sustainable location recognising the transport links and amenities on hand within Hyde. The Council's current lack of a 5 year housing supply should also be afforded significant weight to the assessment process. The NPPF is clear that the presumption in favour of sustainable development should be applied to determine planning applications in such instances, unless the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF as a whole. On this basis, the principle of much needed residential development on a brownfield site, within an accessible and sustainable location, directly adjacent to a Predominantly Residential Area, is considered acceptable.

10.0 DEVELOPER CONTRIBUTIONS

10.1 As a major residential development the site qualifies for development contributions. Amendments sought through the process have resulted in the loss of 14 dwellings from the development which equates to 28% reduction from the original submission. In the context of the development this represents a significant loss but this has been a necessity given the site conditions. Based on the current unit split the developer contributions would be £97,349.82 which would be broke down as follows:

- Green Space £17,154.21 (allocated towards Local Green Space improvements)
- Education £48,937.40 (allocated toward Alder High School)
- Highways: £31,258.21 (allocated towards Mottram Road Junction improvements)

10.2 In order for this to be adequately addressed payment should be secured through a Section 106 agreement of the Town and Country Planning Act 1990. In the absence of such an agreement being entered the development fails to adequately mitigate its impacts contrary to the requirement of polices H5 'Open Space Provision', H6 'Education and Community Facilities' and T1 'Highway Improvement and traffic Management'.

10.3 The NPPF (para 64) states that major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area. The Tameside Housing Needs Assessment was updated in September 2019. The Assessment identifies that all development should seek to secure 15% of units on an affordable basis (As defined in Annex 2: Glossary of the NPPF) which would equate to approximately 6 units in this instance.

10.4 The Housing Needs Assessment also identifies a requirement for larger housing within Tameside, and in particular an overriding need for open market housing.

Tameside's Affordable housing is largely met through the housing programmes implemented by the Housing associations. In the context of Hyde consultation with the Housing Growth Officer confirms that in the applications circumstances there would be viability issues presented should a contribution be sought along with that required towards Highways, Green Space and Education. It remains that the site conditions are extremely challenging and this is testament to previous developments not coming to fruition.

- 10.5 The developer has identified that site abnormalities include demolition and removal of industrial structures, remediation of ground contaminants, significance of engineering operations along Godley Brook, raising of site levels to address Flood Risk Assessment requirements and the internal layout dictating additional highway construction above what would usually be required for a development of the proposed scale. The developer has agreed to meet the financial contributions towards Highways, Education and Green Space infrastructure, with this in mind, and in the knowledge of the local housing market it would not be desirable to pursue an affordable housing contribution as this would need to be offset by the other contributions which are necessary to mitigate the impacts of the development. It therefore remains that preference be given to securing open market housing within a recognised period of under supply. An affordable contribution is therefore not sought with priority given to financial contributions to offsite infrastructure as detailed previously.

11.0 DESIGN AND LAYOUT

- 11.1 Policy C1 and H10 in addition to the relevant paragraphs of the NPP require development that is designed and landscaped to the highest standard, paying high regard to the built and/or natural environment, within which it is sited, will be given positive consideration. Proposals should respond to the townscape and landscape character of the local area, reinforcing or creating local identity and distinctiveness in terms of layout, scale and appearance, and should consider the need to deliver low carbon housing. Good standards of amenity, privacy, safety/security and open space should also be provided for the occupants of new housing and good standards of amenity and privacy should be maintained for the occupants of existing housing.
- 11.2 The Design of Residential Development SPD's overall purpose is to achieve high quality design in residential development. The design has responded to the constraints of the site to ensure that relevant spacing standards to existing properties would be observed whilst providing a safe and convenient access.
- 11.3 The layout is informed significantly by the presence of Godley Brook which dissects the site in two. A sense of arrival would be created through the provision of open space which would flank either side of the access road. The constraints of the site dictate single sided development to the highway. This however, provides a strong identity for the Brook. The Brook would become a central feature creating an amenity corridor the central area of the site. The houses respond in a positive manner by virtue to their alignment to the Brook and access roads which would also support structured landscaping. This creates a unique residential environment as well as an opportunity to secure significant environment and biodiversity enhancement.
- 11.4 The houses would effectively be positioned around 2 cul-de-sacs which would provide a traffic calmed environment allowing pedestrians to take priority over vehicles. There would be a housing mix comprising of subtle variations to the 2.5/3 storey townhouse which would create visual interest. The design is and siting of the

properties is also conducive to ensuring suitable protection from Flood Risk. The elevations would be moderately contemporary in appearance, in the main they would be constructed from brick, details are provided to elevations in the form casements to windows and soldier course bands to elevations. Overall there is considered to be sufficient variety within the housing stock, the design and choice of materials would be of a sufficient quality.

- 11.5 The development would constitute a density of approximately 30uph, this has been reduced from 40uph as a result in the loss of units to address flood risk issues. The site constraints dictate that it would not be feasible to increase this without the addition of apartments in lieu of townhouses. It is also considered to represent a reasonable threshold development to be accessed from Brook Street. On balance this would be an efficient use of the land, particularly in period of recognised housing undersupply. Overall it is considered the scale of the development, both in terms of the numbers and heights is appropriate to the local context.
- 11.6 With regard to parking arrangements the layout identifies that this would be provided mainly to the front dwellings which is somewhat regrettable. However, the dominance/impact would be offset by soft landscaping within front gardens and boundary treatments. Where space allows the highway would support planting in the form of trees and shrubs, this in turn provides a visual benefit by softening the sites overall appearance. Provision is also made within the layout to accommodate appropriate levels of visitor parking within the street. All of the properties are served with front to rear access which will allow for the storage of bins outside of the public domain.
- 11.7 Having full consideration to the design merits of the proposal and the layout of the scheme it is considered that the development would deliver an attractive residential environment which would enhance the existing area. The scale and density of the development is reflective to that of housing within the locality, overall it is considered that the design and layout would have a strong identity and provide good quality family housing. It is therefore, considered that the proposal adheres to the objectives of policy C1, H10 and the adopted SPD which stress the importance of residential development being of an appropriate design, scale, density and layout.

12.0 DESIGN AND RESIDENTIAL AMENITY

- 12.1 The Design of Residential Development SPD identifies standards for new residential development. It is important that new residential developments achieve appropriate levels of amenity for proposed residents whilst not adversely affecting existing residents. This is mainly achieved by ensuring that developments adhere to inter-house spacing policy in terms of their position, scale and orientation in relation to existing properties. In this regard the SPD states that a distance of 21 metres should be achieved between private (rear) elevations, 14 metres between a principle and non-principle elevation.
- 12.2 The layout of the proposed houses comply with the Council's guidelines in relation to privacy and overlooking in terms of both distances within the new development and the existing houses surrounding the site on Mottram Road, Brook Street and Steeles Avenue. The proposed development is also situated at a much lower level to surrounding properties having no influence upon their outlook or levels of privacy.
- 12.3 It is considered that the occupants of the dwellings would be served with a good level of amenity. External noise levels from the Motorway would be controlled by boundary

treatments, glazing specification and controlled ventilation. The design of the properties meets technical guidelines for room sizes with good separation between habitable and non-habitable areas. The outside amenity space for the apartment and housing occupants alike is also well proportioned and provides secure and private garden space.

- 12.4 The site is within the urban area, and is in an accessible and sustainable location. It is located within a convenient walking distance of Hyde town centre the amenities of which can serve future residents.
- 12.5 The layout and form of development represents a considered response to its context, and would avoid any undue impact on the amenity of neighbouring properties which overlook the site, and for future occupiers by reason of visual intrusion, overshadowing, loss of daylight, overlooking or loss of privacy and accords with the provisions of policy H10.

13.0 HIGHWAY SAFETY

- 13.1 Highways comment that the access arrangements are suitable to protect all road users. The roads within the development are designed to ensure that vehicle speeds are low on the approach to the site and the access provides adequate visibility splays.
- 13.2 The entrance carriageway would be 5.5m wide with 2m footpaths to accommodate vehicle and pedestrian needs. The access lead as an extension to the existing turning head at the bottom of Brook Street, this extension would improve turning arrangements for all highway users. The presence of Godley Brook through the middle of site dictates highway construction either side of the watercourse. This would also require the provision of a new bridge and improvement to all retaining structures alongside the river. The new road and turning heads would be constructed to adoptable standards including area of highways which are proposed as private driveways. In line with the maximum standards of the adopted SPD on parking all of the properties have off street parking with driveways measuring 6m x 3.1m. The position and orientation of the properties ensures that these parking spaces are accessible and also have good surveillance.
- 13.3 The proximity of the site to Hyde centre, in addition to public transport, employment and community services is noted, and on this basis is considered in highway terms to be a highly appropriate location for a residential development. Further to this the Highway Engineer considers that the proposal should not result in a material increase in vehicle movements on the local highway network in comparison to that which could be generated should the site be in full employment occupation.
- 13.4 Traffic movements to and from the site would be acceptable in terms of local capacity. In response to concerns raised by residents about the safety and access to Brook Street section 106 monies would be directed towards improvements at the Mottram Road junction, including keep clear markings, which will be beneficial to both access and egress access requirements of all road users.

- 13.5 Overall the site is within a very accessible location. The access and parking arrangements have been designed in conjunction with advice given from the Highways Authority and they have raised no objections. Therefore subject to the recommended conditions, it is considered that the development adheres to the provisions of policies T1 and T10.

14.0 FLOOD RISK

- 14.1 There are localised areas to the south of Godley Brook are located within flood zone 2 and 3 on the Environment Agency's Flood Risk map which dictates that the site is within a high probability of flooding. Godley Brook passes into a culvert on the western boundary, the entrance to this culvert (Headwall) is protected by a steel grate which is prone to blockages. It is such instances which are the main cause of the onsite flooding and this situation has not changed significantly in the intervening years since the previous planning applications.
- 14.2 The application has been supported with a robust Flood Risk Assessment which has been reviewed and accepted by the Environment Agency subject to conditions. To address Flood risk requirements all residential development has been removed from this area with land being handed over as open space designed to accommodate surface water storage. The finished floor levels of the properties have also been raised 600mm above the calculated 1 in 100 year plus 35% climate change levels. To address issues of obstructions to the river channel and improve overall flow rates routine maintenance of the Brook will be undertaken by a management company.
- 14.3 Conditions relating to foul and surface water drainage are proposed which will ensure that the site is drained in accordance with the drainage hierarchy. United Utilities have also not raised any objections to the proposals, subject to compliance with these conditions.

15.0 LANDSCAPING, TREES & ECOLOGY

- 15.1 The applicant has submitted indicative details of the proposed soft landscaping and details of a hard landscaping scheme. The species mix proposed includes a mixture of native species in addition to ornamental shrub and hedge planting. The site includes three large areas of open space which will be planted with amenity grass and wildflower, existing tree planting to valley sides will also be retained and enhanced as part of a comprehensive strategy. Trees would be planted to the front of a number of the dwellings, presenting a structure to the streetscape and enhancing the overall setting of the properties. The landscaping strategy has been designed not only to achieve amenity benefits but also to raise the overall biodiversity value of the site.
- 15.2 The Tree Officer has no objections to the proposals. Subject to a condition requiring specific details of the soft landscaping scheme to be submitted and approved and conditions relating to the implementation of the landscaping scheme prior to occupation of the development and stipulating on-going management requirements, the indicative approach to soft landscaping is considered to be acceptable.
- 15.3 In relation to areas of public open space including the channel of Godley Brook it is the intention for all future maintenance of these areas to be addressed by a private management company.

- 15.4 Local residents have expressed concerns regarding loss of wildlife habitats and the nature conservation value of the site. GMEU confirm that suitable surveys have been undertaken, it has been confirmed that there are no protected species present within the site although there are signs of badger activity just outside of the site boundary. As a safeguard conditions are recommended that further surveys are undertaken prior to any earthworks commencing on the site. The landscaping strategy advises that connectivity across the site should be maintained and GMEU agree with this conclusion.
- 15.5 Three species listed under schedule 9 part 2 of the Wildlife and Countryside Act 1981 (as amended) were found on the site, Japanese knotweed, Himalayan balsam and Gunnera. The removal of these species will be secured by condition require the submission of a method statement for their eradication prior to any works commencing.
- 15.6 Paragraph 170 of NPPF advises that the planning system should contribute to and enhance the natural and local environment. The development will result in the loss of around 1.4ha of semi-natural habitat, primarily moderate value habitat in the former of dense scrub but also higher value habitats in the form of broadleaved woodland. The ecological report notes that mitigation should be provided, the proposed site has been amended to include further areas of open space and consultation with GMEU and the EA confirms that a suitable level of land is being set aside secures a suitable level of mitigation. In addition to tree, hedge and wildflower planting Godley Brook will also form part of the overall mitigation strategy and it is proposed to undertake improvement to the channel and embankments to improve connectivity. The proposals as detailed have been fully endorsed by the EA who recommend the submitted details are conditioned.

16.0 CONTAMINATION

- 16.1 A Phase I Desk Study and Phase II Ground investigation into possible contamination on the site has been carried out and submitted with the application. These reports have been reviewed by the Contaminated Land Officer. The initial ground investigations have identified the presence of contamination, including hydrocarbon impacted soils and groundwater. Once the existing buildings have been removed and site clearance works undertaken, a more comprehensive investigation can be carried out to understand the exact levels of onsite contamination. Once this is accurately understood a full remediation strategy will need to be undertaken which will include the treatment of existing soils and importation a suitable capping layer. A condition would require the submission of a final validation report on completion of the works to ensure that the ground conditions are suitable to residential use.

17.0 NOISE

- 17.1 The majority of noise is transport based. The M67 Motorway to north of the site is the main receptor. Other main noise sources would be from the employment uses located to the north east of the site.
- 17.2 The application has been assessed in line with recognised guidelines, the noise report proposes mitigation measures. The mitigation measures consists of acoustic fence to boundary and specific glazing specifications to different elevations in

addition to passive ventilation. The EHO is satisfied with this approach and recommends a condition that secures the identified mitigation.

18.0 HERITAGE

- 18.1 There are no recorded assets within the vicinity of the site which could be in anyway affected by the proposals. The application has been submitted with a desk-based archaeological assessment (DBA) which has been reviewed and accepted by GMAAS. It is recommended by GMAAS that a condition be attached to any planning consent requiring that a phased programme of archaeological investigation be undertaken prior to the commencement of any demolition, soft-strip or development groundworks to ensure that industrial heritage is properly recorded. Upon evaluation of the findings it may be desirable to request that an information board is erected at the site detailing the site's historical use.

19.0 CONCLUSION

- 19.1 The application concerns the development of a longstanding brownfield site within a highly accessible location. The redevelopment of such sites adheres to the spatial strategy of the Development Plan, NPPF and the emerging GMSF. Previous applications have established the acceptability of the proposals and it remains that redevelopment for residential purposes would be wholly compatible with the site's land use allocation, it would also be readily compatible with the residential nature of adjoining uses and would add to and contribute to much needed, good quality housing in a period of under supply.
- 19.2 In recognition of the site's constraints the overall viability of the development is challenging. The benefits associated with the development and remediation of a longstanding brownfield site, supply of open market housing in a period of undersupply, financial contribution towards off site infrastructure outweigh the omission of affordable housing.
- 19.3 The design has evolved in a response that is positive to creating a welcoming residential environment. The high quality design would make a positive contribution to the local housing stock, in accordance with core principles of the NPPF and compliance of the Unitary Development Plan.
- 19.4 There are no objections to the proposals from the statutory consultees in relation to flood risk/drainage, landscaping, ecology, contaminated land or any of the other material considerations.
- 19.5 Taking into account the relevant development plan policies and other material considerations, subject to the identified mitigation measures, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission. The proposals represent a highly efficient re-use of a brownfield site that would meet sustainability requirements, and contribute positively to the Borough's housing supply.

20.0 RECOMMENDATION

- 20.1 That Members resolve that they would be MINDED TO GRANT planning permission for the development subject to the following:

- (i) To complete a suitable legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure off Highways Improvements, Open Space and Education Contribution to the satisfaction of the Borough Solicitor;
- (ii) To have discretion to refuse the application appropriately in the circumstances where a S106 agreement has not been completed within six months of the resolution to grant planning permission; and,
- (iii) That upon satisfactory completion of the above legal agreement that planning permission be GRANTED subject to the following conditions:
 1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
 2. The development hereby approved shall be carried out in accordance with the following approved plans/details:

T758_P001 - Location Plan
T758_P002 - Existing Site Plan
T758_P003B - Proposed Site Plan
T758_P007D - Block B Proposed Floor Plans
T758_P008C - Block B Proposed Floor Plans
T758_P009C - Block B Proposed Elevations
T758_P010B - Block C Proposed Floor Plans
T758_P011A - Block C Proposed Floor Plans
T758_P012A - Block C Proposed Elevations
T758_P013B - Block D Proposed Floor Plans
T758_P014A - Block D Proposed Floor Plans
T758_P015A - Block D Proposed Elevations
T758_P016A - Block E Proposed Floor Plans
T758_P017A - Block E Proposed Floor Plans
T758_P018A - Block E Proposed Elevations
T758_P019A - Block F Proposed Floor Plans
T758_P020A - Block F Proposed Floor Plans
T758_P021A - Block F Proposed Elevations
T758_P022A - Block G Proposed Floor Plans
T758_P023A - Block G Proposed Floor Plans
T758_P024A - Block G Proposed Elevations
T758_P025B - Block H Proposed Floor Plans
T758_P026B - Block H Proposed Floor Plans
T758_P027A - Block H Proposed Elevations
T758_P028A - Block J Proposed Floor Plans
T758_P029A - Block J Proposed Floor Plans
T758_P030A - Block J Proposed Elevations
T758_P031A - Block K Proposed Floor Plans
T758_P032A - Block K Proposed Floor Plans
T758_P033A - Block K Proposed Elevations
T758_P034A - Block L Proposed Floor Plans
T758_P035A - Block L Proposed Floor Plans
T758_P036A - Block L Proposed Elevations
T758_P037A - Block M Proposed Floor Plans
T758_P038A - Block M Proposed Floor Plans

T758_P039A - Block M Proposed Elevations
T758_P042A – Proposed Street Scenes and Site Sections
Site sections drawing no.1 June 2019
Site Section 1-1 drawing no. 02 Rev A June 2019
Site Section 2-2 drawing no. 03 Rev A June 2019
BETOATLAS RETAINING WALL DETAILS drawing no.04
Plan on Public Open Space and Sections drawing no. 05 Rev A July 2019

3. No development, other than site clearance (including the demolition of existing buildings) and set up, shall commence on site until a remediation strategy, detailing the works and measures required to address all unacceptable risks posed by contamination to human health, buildings and the environment (including groundwater / controlled waters) has been submitted to, and approved in writing by, the Local Planning Authority (LPA). The remedial scheme shall be implemented and verified as approved and shall include all of the following components unless the LPA dispense with any such requirement specifically in writing:
 1. Supplementary site investigation (including further ground gas monitoring) and detailed risk assessments undertaken in line with the recommendations detailed in Delta Simon Environmental Consultants Limited Geo-Environmental Assessment report dated March 2019 (Ref: 18-1910.1) and requirements set out in the Councils Environmental Protection Units letter dated 3rd July 2019 (Ref: 1800818FUL/JG/030719). The proposed scope of investigation shall be submitted to, and agreed in writing by, the LPA prior to the works being undertaken.
 2. The findings of the supplementary investigation and detailed risk assessments referred to in point (1) including all relevant soil / water analysis and ground gas / groundwater monitoring data.
 3. Based on all site investigations and detailed risk assessments, an options appraisal and remediation strategy setting out full details of all remedial works and measures required to address all unacceptable risks posed by contamination and ground gas and how they are to be implemented.
 4. A verification plan detailing the information that will be obtained in order to demonstrate the remedial works and measures set out in the remediation strategy in (3) have been fully implemented including any requirements for long term monitoring and maintenance.

4. Prior to occupation, a verification / completion report demonstrating all remedial works and measures required to address all unacceptable risks posed by contamination and ground gas have been fully implemented in accordance with the approved remediation strategy shall be submitted to, and approved in writing by the Local Planning Authority (LPA).

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

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

5. 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.
6. The car parking indicated on the approved plan ref T758_P003B - Proposed Site Plan shall be provided to the full satisfaction of the Local Planning Authority and thereafter kept unobstructed and available for its intended purpose. Parking areas or driveways must be at least 3.1 metres wide and 6 metres long where in front of house doors or 5.5 metres long where in front of a garage. The areas shall be maintained and kept available for the parking of vehicles at all times.
7. Prior to commencement of work on site the applicant shall undertake a condition and dilapidations survey of the highway fronting the site and giving access to the site and prepare and submit a report to the Engineering Operations Manager. The developer will be responsible for making good any damage caused to the highway by the development works or by persons working on or delivering to the development. Any damage caused to the street during the development period shall be reinstated to the full satisfaction of the Highway Authority prior to the occupation of any part of the development.
8. The development shall not commence until details of a lighting scheme to provide street lighting (to an adoptable standard), to any shared private driveway or parking court have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how the lighting will be funded for both electricity supply and future maintenance. The approved works shall be completed to the satisfaction of the Local Planning Authority prior to the occupation of any part of the development.
9. Vehicular and pedestrian gradients within the site shall not exceed 1:15
10. No development shall commence until tree protection measures to meet the requirements of BS5837:2012 have been installed around all of the trees on the site to be retained (including the trees protected by Tree Preservation Orders within the site and adjacent to the boundaries of the land.) These measures shall remain in place throughout the duration of the demolition and construction phases of the development, in accordance with the approved details.
11. Foul and surface water shall be drained on separate systems unless otherwise agreed in writing with the Local Planning Authority.
12. No infiltration of surface water drainage into the ground where contamination is suspected is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.
13. 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.

14. Prior to commencement of earthworks a reasonable avoidance method statement for badgers will be supplied to and agreed in writing by the LPA. The method statement will include:
- a re-survey of the site and within 30m of the site where possible for badger setts;
 - details of temporary closure measures for the existing sett, including timing and works that cannot occur within 30m of the sett when not closed;
 - methodologies for clearance of dense areas of vegetation under the supervision of an ecological clerk of works;
 - identification of derelict structures and areas of rubble with the potential to be used as setts by the clerk of works and the methodology for clearing such areas under the supervision of the clerk of works;
 - procedures if a badger sett is found in other areas in the absence of the clerk of works;
 - procedures on-site during construction to prevent accidental harm to badgers that may venture on to the site at night; and,
 - a landscape design that accommodates as far as possible movement across the site for badger on completion.

The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the LPA.

15. Prior to any earthworks a method statement detailing eradication and/or control and/or avoidance measures for Himalayan Balsam, Japanese Knotweed and Gunnera should be supplied to and agreed in writing to the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full accordance with the approved details.
16. No development, site clearance, earth moving shall take place or material or machinery brought on site until a method statement to protect the River Godley Brook from accidental spillages, dust and debris has been supplied to and agreed by the Local Planning Authority. All measure will be implemented and maintained for the duration of the construction period in accordance with the approved details.
17. No development shall take place until it can be demonstrated that there will be no negative impacts on the ecological status/potential of the Godley Brook resulting from the disposal of foul water and surface water disposal post-development submitted to and approved in writing by the Local Planning Authority. The details, as approved, shall be implemented in full in accordance with a timetable which has first been agreed in writing by the Local Planning Authority.
18. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.
19. None of the dwellings hereby approved shall be occupied until details of the means of storage and collection of refuse generated by the completed development have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location of the required number of bins

to be stored within each plot and any communal bin storage areas and scaled plans of the means of enclosure of all bin stores, including materials and finish. 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.

20. No development shall commence until full design details of the uprated glazing mitigation measures recommended in Hann Tucker Associates Noise Impact Assessment report, reference 25662/NIA1, dated 19th October 2018, have been submitted to and approved in writing by the Local Planning Authority. The design details shall include:
- the specific glazing configurations to be used in the windows, including roof lights / windows, including sound reduction specifications, identified as requiring mitigation measures;
 - the specifications of the mechanical ventilation, including acoustic performance, to be installed in Block A of the development; and,
 - the specifications of all other window ventilation mitigation measures identified in the report including sound reduction specifications.

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. Written proof shall be provided to the Local Planning Authority that all mitigation measures have been installed in accordance with the agreed details.

21. 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 screening to be installed along the northern boundary of the site, as identified in Section 8 of Hann Tucker Associates Noise Impact Assessment report, reference 25662/NIA1, dated 19th October 2018, and a manufacturers specification of the acoustic screening; and
- 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. Written proof shall be provided to the Local Planning Authority that the acoustic screening measures have been installed in accordance with the agreed details.
22. No development groundworks, soft-strip or demolition shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:
1. A phased programme and methodology of fieldwork investigation and recording to include:
 - a level 1 (Historic England) building survey;
 - targeted evaluation trenching; and,
 - targeted open area excavation.
 2. A programme for post fieldwork investigation assessment to include:
 - analysis of the site investigation records and finds; and,
 - production of a final report on the significance of the archaeological and historical interest represented.

3. Dissemination of the results commensurate with their significance. This might include a popular publication in the Greater Manchester Past Revealed series, and an academic article dependent on the significance of the results.
 4. Provision for archive deposition of the report and records of the site investigation.
 5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.
 6. Details of an information board on site of the site historical use.
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23. Piling / investigation boreholes / tunnel shafts / ground source heating and cooling systems using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.
 24. With exception of site preparation, clearance and demolition works no development shall take place until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), has been submitted to, and approved in writing by, the Local Planning Authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- details of maintenance regimes;
 - details of any new habitat created on-site and confirmation that a net gain has been achieved across the site;
 - details of treatment of buffers around water bodies; and,
 - details of management responsibilities.
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25. The development hereby permitted must not be commenced until such time as details of the existing and proposed ground levels and compensatory flood storage tanks with associated pipe work adjoining Godley brook has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.
 26. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved hard landscaping details shall include all surface treatments and shall be implemented prior to the occupation of the dwellings.
 27. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the

development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
29. 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.
30. 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; and,
 - Details of on-site storage facilities.

The development shall be carried out in accordance with the approved Construction Environmental Management Plan.

31. The development permitted by this planning permission shall be carried out in full accordance with the approved Flood Risk Assessment (FRA) from RSK (ref: 881509-R1 (-)-FRA Rev 00 18 September 2018) and addendum report RSK (ref: 881509 L01-CW) dated 14th May 2019.
32. The development hereby approved should be constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement dated (11/10/2018 - URN: 2014/0147/CIS/01 Version A) confirmation that initiatives have been undertaken shall be submitted to and approved in writing by the Local Planning Authority, the approved works shall be carried out prior to the first residential occupation of the development or in accordance with a phasing plan to be agreed in writing with the Local Planning Authority.
33. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.
34. 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.

35. The development hereby permitted shall not be commenced until such time as a scheme to provide a two stage debris screen and safe access provision to the downstream culvert has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.
36. No work shall take place in respect to the construction of the approved highway, as indicated on drawing T758_P003B - Proposed Site Plan, until a scheme relevant to highway construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of:
 1. Phasing plan of highway works;
 2. Surface and drainage details of all carriageways and footways;
 3. Approval in Principle AIP of the construction details of the new bridge crossing and all retaining structures alongside Godley Brook and Detail of any protective barriers alongside Godley Brook;
 4. Amendments to the kerb line and construction of new carriageway and footways onto Brook Street;
 5. Details of planting specification for all trees within the highway; and,
 6. Details of carriageway markings and signage.

No part of the approved development shall be occupied until the approved highways works have been constructed in accordance with the approved details or phasing plan.

37. The area of public open space and works to Godley Brook Embankment shall be laid as detailed on drawing 05rev A (Plan on Public Open Space Sections) prior to occupation of the development.