

Application Number 19/00496/FUL

Proposal	Variation of conditions 2 (approved plans), 9 (culvert diversion), 5 (boundary treatments) and 20 (obscured glazing) of planning permission 17/00774/FUL to make alterations to include additional accommodation the dwellings at plots 2, 7 and 8 and alterations to the window arrangements on plots 3-6, to realign the route of the diverted watercourse, amend the boundary treatments and the extent of obscured glazing requirements approved under that planning permission.
Site	Land to the rear of and including 10-12 Slateacre Road, Hyde
Applicant	Spring and Company
Recommendation	Grant planning permission subject to conditions
Reason for report	A Speakers Panel decision is required because the application constitutes major development.

1. APPLICATION DESCRIPTION

1.1 The applicant seeks to vary 4 of the conditions imposed on the original planning permission (ref. 17/00774/FUL) to allow the following amendments:

- alterations to include additional accommodation the dwellings at plots 2, 7 and 8
- the replacement of French window openings with full height obscurely glazed windows on the north west gable elevation of plot 1
- alterations to the window arrangements on the gable elevations of plots 3-6
- realign the route of the diverted watercourse
- amend the boundary treatment design and the extent of obscured glazing approved under the extant planning permission.

1.2 The proposals would result in additional excavation works to the rear of plots 2, 7 and 8 within the development. In the case of plot 2, the raised platform that was originally proposed at the lower ground floor level would be removed, with additional living accommodation now proposed at that level, with access to the rear garden area mirroring the design of plot 1 of the originally approved scheme in this respect.

1.3 In relation to plots 7 and 8, these were originally approved as 2 storey dwellings, with no accommodation below finished ground floor level. The amended scheme proposes to excavate down to the rear of plot 7 so that a lower ground floor with additional habitable accommodation can be formed on that plot. Land levels would be graduated upwards in an easterly direction within plot 8 towards the boundary with plot 9 and a raised platform extending over this area at ground floor level.

1.4 The amended scheme proposes to re-align the watercourse (formerly culverted) 1.2 metres further into the site from the south western boundary in order to allow a secure fence to be erected on the common boundary between the site and the property on Brabyns Road.

2. SITE & SURROUNDINGS

2.1 The application site contains the land previously occupied by a pair of semi-detached dwellings (10-12 Slateacre Road) and the land to the south west of those properties. Land levels drop steeply into the site and there is relatively dense tree planting on its south eastern and south western boundaries. A culverted watercourse runs parallel with the south western boundary of the site.

- 2.2 The development approved under planning permission 17/00774/FUL has commenced, following the discharge of the relevant pre-commencement conditions and therefore at the time that this variation of condition application is being considered, the land is an active construction site.

3. RELEVANT PLANNING HISTORY

- 3.1 17/00774/FUL - Demolition of 10 and 12 Slateacre Road and construction of 10 dwellings, with associated access and infrastructure – approved.
- 3.2 12/01007/FUL - Demolition 10 and 12 Slateacre Road and erection of nine residential dwellings, together with the provision of a new access, landscaping and other related infrastructure – Approved, with conditions, 19 December 2012.
- 3.3 11/00771/FUL - Demolition of 10 and 12 Slateacre Road and erection of 11no. residential dwellings, together with the provision of a access, landscaping and other related infrastructure – Refused on 15 February 2015 and the subsequent appeal was dismissed. The key reason for refusal related to the impact of the proposed development on mature trees within the site.

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**
Unallocated, within the settlement of Hyde.
- 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
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
H10: Detailed Design of Housing Developments
OL10: Landscape Quality and Character
T1: Highway Improvement and Traffic Management.
T10: Parking
C1: Townscape and Urban Form
N3: Nature Conservation Factors
N4: Trees and Woodland.
N5: Trees Within Development Sites.
N7: Protected Species
MW11: Contaminated Land
MW14 Air Quality
U3: Water Services for Developments
U4 Flood Prevention
U5 Energy Efficiency

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.

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

Planning Practice Guidance (PPG)

4.8 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 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. This is in addition to a site notice and press notice.

6. **RESPONSES FROM CONSULTEES**

6.1 Environment Agency – no objections to the revised location of the watercourse.

6.2 Lead Local Flood Risk Authority - no objections to the revised location of the watercourse.

6.3 Local Highway Authority: No objections to the proposals, subject to the re-imposition of the conditions attached to the original permission relating to highways matters.

6.4 United Utilities – no comments to make on the application

7. **SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

7.1 6 letters of objection have been received to the proposals, raising the following concerns:

- The proposed re-alignment of the watercourse may result in an adverse impact on the protected trees within the site.
- The Planning Inspectorate has previously dismissed an appeal for a residential scheme on this site due to the potential impact of development on the condition of trees of high amenity value and the watercourse. This proposal would have the same impact.
- The proposed solid fencing on the boundaries of the site could result in harm to wildlife and as such a boundary treatment with gaps should be considered.

- Additional planting should be considered along the boundary of the site with Hycroft (south eastern boundary) to prevent overlooking from plots 7 and 8 into the corresponding properties. A 1.8 metre high boundary fence is not sufficient to mitigate this impact due to the change in land levels.
- The 1.8 metre high fence on the common boundary between the site and the rear gardens of the properties on Arnold Avenue is not of sufficient height to preserve the residential amenity of those neighbouring properties. The substantial difference in land levels between the properties on Arnold Avenue and the application site (levels being significantly higher on the application site). A taller boundary fence is needed due to the fact that the amenity space where the re-aligned watercourse would be sited would allow direct overlooking into 145 Arnold Avenue
- The plans do not accurately show the relationship between plot 1 of the development and the properties on Arnold Avenue as the land level drops away from the common boundary towards the rear of the dwellings within those neighbouring plots. The plans show the rear gardens of the properties on Arnold Avenue being flat and therefore underestimate the actual impact of the development on those dwellings.
- Concerns regarding the extent of the excavation works carried out as part of the development and the impact that the resultant drop in levels has had on the structural integrity of the common boundary between the site and the rear gardens of the properties on Slateacre Road.

8. ANALYSIS

- 8.1 National Planning Practice Guidance promotes flexible options for planning permissions. Section 73 of the Town and Country Planning Act 1990 allows for applicants to apply to the Local Planning Authority to amend or vary conditions placed on a planning consent. Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. The only restriction under section 73 is that planning permission cannot be granted to extend the time limit within which a development must be started.
- 8.2 NPPG advises that; 'In deciding an application under section 73, the local planning authority must only consider the disputed condition's that are the subject of the application – it is not a complete re-consideration of the application'. The original planning permission will continue to exist.
- 8.3 The principle of development was established through the granting of planning permission for the erection of 10 dwellings on the land under application ref. 17/00774/FUL. The plans submitted with this variation of condition application do not propose to alter the number of dwellings, the position of the dwellings within the site or the means of access as approved under the original planning permission.
- 8.4 The current permission is subject to a Section 106 Agreement which secures financial contributions towards education and off site green space enhancement schemes. The issue of contributions is therefore not to be revisited in this application. There will need to be a deed of variation to that Section 106 Agreement to ensure that the provisions apply to this variation of condition proposal, should Members resolve to grant planning permission.
- 8.5 The issues to be assessed in the determination of this planning application are the impact of the revisions to the previously approved scheme on:
- the residential amenity of neighbouring properties
 - the character of the surrounding area;
 - the ability to drain surface water from the site in a satisfactory manner and to mitigate flood risk

9. RESIDENTIAL AMENITY

- 9.1 The proposal would not result in an increase in height or relocation of any of the properties from the originally proposed scheme. The relationship with neighbouring properties in terms of overlooking and overshadowing would therefore remain as per the extant scheme with the exception of plot 1 and the properties on Arnold Avenue to the north west of the site. In that case, the lower ground floor French windows in the extant scheme would be replaced with full height windows that would be obscurely glazed. A condition can be attached to any approval to vary the original planning permission specifying a level of obscurity that would prevent any overlooking across the common boundary from that opening.
- 9.2 Condition 20 of the original planning permission required all openings above ground level to be obscurely glazed. The modified version of that condition attached to the recommendation in this report would require all the windows on the gable facing the rear of the neighbouring properties on Arnold Avenue to be obscurely glazed. It is also proposed to increase the height of the fence to be installed on the common boundary between the application site and those neighbouring properties to 2.1 metres, from the 1.8 metres originally approved. These measures would result in reduced opportunities for overlooking from plot 1 into the rear garden areas of the properties on Arnold Avenue in relation to the extant scheme therefore.
- 9.3 The separation distance between the rear elevation of the properties at no. 11 and 12 Arnold Avenue and the north western boundary of the site is just over 34 metres. The rear elevation of no. 10 Arnold Avenue is just below 34 metres (33.8m) from the same boundary. The section plan submitted with the planning application demonstrates that the finished floor level of the lower ground floor of plot 1 (being below the finished ground level on the application site) is 1.66 metres higher than the ground level of the garden at 11 Arnold Avenue.
- 9.4 The rear elevations of the properties on Arnold Avenue are set at a lower level than their rear gardens due to the sloping nature of the ground level. The difference in land levels ensures that the ground floor offshots at the rear of those dwellings are partly sunken below ground level, with the eaves height clearly above ground level. Taking a worst case scenario of those buildings being 2.5 metres below the level of their rear gardens, the difference in level between those dwellings and the application site would be 4.2 metres.
- 9.5 The adopted Residential Design Guide SPD (RDG) requires 21 metres to be retained between elevations containing habitable rooms where a 2 storey building faces a 2 storey building on a flat site. The RDG requires 3 metres to be added to this distance where a 3 storey building faces a 2 storey building (as in this case) and an additional metre should be added for every 1 metre change in levels between the corresponding buildings. On the basis of the above measurement, this equates to a separation distance of 29 metres (21 plus 3, plus 5) in this situation. The separation distances and land levels to vary slightly between 10 and 12 Arnold Avenue but the separation distances retained comfortably exceed the requirements of the RDG.
- 9.6 It is acknowledged that the development results in overshadowing of the adjacent rear garden areas of the properties on Arnold Avenue that face plot 1 of the development. However, adopted planning policies protect the residential amenity of properties by prescribing separation distances to dwellings in order to prevent unreasonable overlooking and overshadowing.
- 9.7 On the basis of the above assessment, the substantial separation distances to be retained between the corresponding elevations would be sufficient to mitigate this impact and is therefore acceptable in relation to the requirements of adopted policy. The substantial separation distance to be retained ensures that the 25 degree guideline (as devised by the British Research Establishment) on assessing a loss of daylight to habitable rooms would be exceeded. On that basis, and given that the properties on Arnold Avenue also benefit

from private amenity space to the north west of the dwellings, the impact of the development on the amenity of those properties is considered to be acceptable.

- 9.8 The separation distance between the rear elevation of plot 2 and the corresponding gable of 91 Brabyns Road to the west of the site would be approximately 40 metres, as per the previously approved scheme. The proposed amendment to include habitable room windows in the rear elevation of that plot would not result in unreasonable overlooking into that neighbouring property given the substantial separation distance to be retained.
- 9.9 The separation distance between the rear elevation of plot 2 and the corresponding elevation of no. 93 Brabyns Road would exceed 30 metres, which is considered sufficient to avoid unreasonable overlooking of that property, given the oblique relationship between the buildings. There would be no additional impact in terms of overshadowing over and above the extant scheme due to the ridge and eaves height of the dwellings and their position within the site remaining unchanged.
- 9.10 The rear elevations of the properties at 37 and 39 Hycroft to the south of the site are located in excess of 35 metres from the common boundary with the application site. The rear elevation of plot 7 is approximately 13 metres from the common boundary and the same elevation of plot 8 is approximately 15 metres from the common boundary. The proposed raised platform on the rear elevation of plot 8 would project to a point 11.5 metres from the common boundary with those properties on Hycroft. Given the oblique relationship between the buildings and those neighbouring properties, it is considered that unreasonable overlooking would not occur from the windows at lower ground floor level in rear elevation of plot 7 or the raised platform to the rear of plot 8. There would be no additional impact in terms of overshadowing over and above the extant scheme due to the ridge and eaves height of the dwellings and their position within the site remaining unchanged.
- 9.11 The eastern elevation of the raised platform proposed to be added to the rear of plot 8 would be located 6 metres from the common boundary with the dwelling at plot 9 at its closest point. A condition can be added to the planning permission requiring details of a screen to be erected along the eastern edge of the raised platform to prevent unreasonable overlooking across the common boundary. Such a condition is attached to the recommendation.
- 9.12 The proposed alterations to the window arrangements on the gable elevations of plots 3-6 would not result in an adverse impact on the residential amenity of any of the neighbouring properties to the development site. The condition requiring windows above ground floor level to be obscurely glazed would prevent unreasonable overlooking between plots within the development.
- 9.13 Following the above assessment, it is considered that the amended proposals would not result in an adverse impact on the residential amenity of any of the neighbouring properties or the future occupiers of the development.

10. CHARACTER AND APPEARANCE

- 10.1 The proposed alterations would not result in any alterations to the scale, massing, height or position of the buildings approved under the original planning permission. The boundary treatment to be installed on the common boundary with the properties on Arnold Avenue would be 300mm higher. The modest increase in the height of this treatment would not result in an adverse impact on the character of the surrounding area over and above the extant scheme.
- 10.2 The introduction of the additional living accommodation to plots 2 and 7 and the raised platform to the rear of plot 8 would not result in alterations that would be prominent from public views of the site. Given this situation and the fact that the ridge and eaves heights of

the buildings would remain as per the extant scheme, it is considered that this element of the proposals would not result in an adverse impact on the character of the surrounding area over and above the extant scheme.

11. SURFACE WATER DRAINAGE

- 11.1 The proposals include a minor re-alignment of the watercourse on the western edge of the site. The diversion of the pre-existing culverted watercourse was approved under the extant planning permission. This amendment seeks to pull the revised line of the watercourse in from the western boundary from the previously approved position and the watercourse would be culverted below ground level before meeting the boundary of the site in the north western corner, as opposed to being culverted on that boundary as per the extant scheme. The alignment of the diverted watercourse to the rear of plots 3-6 within the development would remain broadly in the location of the approved scheme.
- 11.2 Neither the Environment Agency nor the Lead Local Flood Risk Authority have objected to the revised proposals. The proposals would not affect the surface water drainage attenuation measures that were approved to discharge the relevant condition on the original permission. Compliance with these details and the finished levels shown on the section plans submitted with this variation of condition application can be secured by condition.

12. OTHER MATTERS

- 12.1 One of the objections received to this application refers to the planning history of the site and that an appeal has previously been dismissed for housing development on the site. The appeal decision following refusal of planning permission ref. 11/00771/FUL (for 11 dwellings on the land) was dismissed due to the impact on two mature trees. As was acknowledged in the report which recommended approval 17/00774/FUL, the removal of trees on the site since that time has not contravened planning controls as there are no Tree Preservation Orders on the land and the site is not within a Conservation Area. The Tree Officer raised no objections to the proposed landscaping scheme and that scheme would not be materially affected by any of the amendments proposed in this application.
- 12.2 In relation to the excavation works required to the rear of the neighbouring properties that front onto Slateacre Road, Section view no. 6 on drawing no. 169/131 Rev. H submitted with this variation of condition application indicated no material change from the excavation work approved under the original planning permission (Rev. E of the same drawing number). The proposed amendments would not therefore have a greater impact on the residential amenity of those neighbouring properties. The impact of the construction works on the structural integrity of the treatment on the common boundary is a civil matter and is not material to the consideration of this planning application.
- 12.3 The proposed amendments would not result in any alterations to the siting, size or quantum of car parking spaces within the development and would therefore have no adverse impact on highway safety when compared to the previously approved scheme. This assessment is corroborated by the lack of objection to the proposals from the Local Highway Authority.
- 12.4 In relation to ecology, the Greater Manchester Ecology Unit raised no objections to the original application, which was supported by an Ecological Impact Assessment. A condition was attached to the original planning permission requiring compliance with mitigation measures relating to badger activity and this condition can be re-applied. Given that the location of the buildings and their footprint would not be changing from the extant permission, it is considered that the proposed variation to the original scheme would not result in a materially greater impact on ecology.

13. CONCLUSION

- 13.1 Following the assessment in the main body of this report, it is considered that the proposed amendments to the extant planning permission would not result in an adverse impact on the residential amenity of any of the neighbouring properties, the character of the area or flood risk.
- 13.2 The proposals are therefore considered to comply with the national and local planning policies quoted earlier in this report.

14. RECOMMENDATION

Grant planning permission, the prior completion of a variation to the original Section 106 Agreement and 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:

Drawing number 5565.01, Rev. A – Landscape Proposal;
Drawing number 169/120, Rev. AC – Proposed Site Plan;
Drawing number 169/130, Rev. G – Site Sections;
Drawing number 169/145 – Typical Front Garden;
Drawing number 169/220, Rev. F – Plot 9 + 10 House Type 1;
Drawing number 169/221, Rev. G – Plots 9 + 10 House Type 1 Elevations.
Drawing number 169/222, Rev. L – House Type 3 & 4;
Drawing number 169/223, Rev. K – House Type 3 & 4 Elevations;
Drawing number 169/224 Rev. F – House Type 4A floor plans and sections
Drawing number 169/225 Rev. K - House Type 4A Elevations
Drawing number 169/226 Rev. A – Plots 7 & 8 plans and sections
Drawing number 169/227 Rev. B– Plots 7 & 8 Elevations
Drawing number 18 050 S702 Rev. C – Proposed watercourse diversion longitudinal section
Drawing number 18 050 S703 Rev. C - Proposed watercourse diversion cross section
Drawing number 169/123 Rev. E Plot 1 lower ground floor, garden and boundary treatments plan
Drawing number 169/124 Rev. D Plot 1 upper ground floor, garden and boundary treatments plan

3. The external surfaces of the development hereby approved shall be carried out in accordance with the following materials:

Dwelling construction materials:

Walls – Butterfly Forterra Dark Multi Smooth Brick and Butterfly Forterra Russett Red Mixture Brick

Roof – Redland Cambrian Slate (amended from original submission)

Windows – white upvc

Front doors – composite

Dormer window roofs and entrance canopies - Topseal GRP roofing with Lead effect roll

External hard surfacing:

Block paving – Marshalls Keyblock Brindle Block Paver (roadway features at entrance to site and road narrowing) and Marshalls Keyblock Buff Block Paver (footpaths).

Internal road (areas not to be paved) – hot rolled asphalt and concrete kerb

Paving within garden areas – Marshalls concrete textured utility paving slabs

Boundary fencing:

1.2 - 1.8 metre high close boarded fencing with trellis to rear of properties backing onto existing dwellings fronting Slateacre Road,

1.8 metre high close boarded fencing to the rear of properties backing onto existing dwellings fronting Arnold Avenue

1.2m high post and rail fencing on the rear boundaries of the properties backing onto the watercourse within the site.

The development shall be retained as such thereafter.

4. The car parking spaces to serve the dwellings hereby approved shall be laid out as shown on the approved proposed site plan (drawing number 169/120, Rev. AC), prior to their occupation 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 drawing number 169/120, Rev. AC prior to the first occupation of any of the dwellings hereby approved. Such boundary treatments shall be retained as such thereafter.
6. The soft landscaping scheme to be incorporated within the development hereby approved shall be installed in accordance with the details as shown on approved plan 5565.01 Rev. A 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. The access arrangements serving the development hereby approved shall be implemented in accordance with the details shown on the following plans (submitted as part of discharge of conditions application ref. 18/00639/PLCOND):
 - Access Road Set-Out plan (drawing no. 18 050 S601 Rev. B) (which indicates 2.4 x 43 metre visibility splays on neither side of the access on land either within the application site or within the adopted highway)
 - Access Road Details plan (drawing no. 18 050 S602 Rev.B) (which indicates section views of the proposed access arrangements, including the footways and details of construction materials.)

The development shall be retained as such thereafter.

9. No development shall commence until details of tree protection measures to meet the requirements of BS5837:2012 to be installed around the trees to be retained have been submitted to and approved in writing by the Local Planning Authority. The protection measures shall be installed in accordance with the approved details prior to the commencement of development and shall be retained in situ for the duration of the construction works.
10. 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.
11. The measures relating to site signage and traffic management plan and details of the environmental management measures contained within the document entitled Environment Management Plan (submitted as part of discharge of conditions application ref. 18/00639/PLCOND) shall be implemented on the commencement of development and shall be retained in place for the duration of the construction phase of the development.
12. None of the dwellings hereby approved shall be occupied until the screened bin storage areas have been erected in accordance with the details on drawing number 169/145, in the locations indicated on the approved site plan (drawing number 169/120, Rev. AC) for each plot within the development and shall be retained as such thereafter.
13. The surface water drainage strategy to serve the development hereby approved shall be installed in accordance with the details indicated on drawing no. 18 050 S500 (submitted as part of discharge of conditions application ref. 18/00639/PLCOND) (including reference to a discharge rate of 6.6 litres per second and attenuation measures would include 2 ponds with a combined capacity of 58 cubic metres) prior to the occupation of any of the dwellings hereby approved and shall be retained as such thereafter.
14. None of the dwellings hereby approved shall be occupied until details indicating that the development shall achieve Secured by Design status have been submitted to and approved in writing by the Local Planning Authority. The crime prevention measures shall be implemented in accordance with the approved details, prior to the first occupation of any of the dwellings and the development shall be retained as such thereafter.
15. 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.
16. The development shall be carried out in accordance with the mitigation measures relating to the management of sources of contaminated land detailed in the following documents (submitted as part of discharge of conditions application ref. 18/00639/PLCOND):

Ian Farmer Associates Limited – Report on Preliminary Risk Assessment – Slateacre Road, Hyde, SK15 5LB (ref. 41997v1)

ARC Environmental – Ground Investigation Report – Land at Slateacre Road, Hyde (ref. 18-338)

Email from Arc Environmental to EPU outlining proposals for further investigation and soil sampling and analysis in previously inaccessible areas of the site dated 07 September 2018.

ARC Environmental – Ground Gas Risk Assessment – Land at Slateacre Road, Hyde (ref. 18-338.03L)

ARC Environmental – Letter Report including contamination leachate screening results and controlled waters risk assessment – Land at Slateacre Road, Hyde (ref. 18-338.04L)

Email from Arc Engineers Ltd including Materials Management Plan, Cut and Fill Method Statement and response to table 3, points 1.2 and 2.4 of EPU's letter dated 24 August 2018.

Email from Mohammad Rafiq at Arc Engineers to EPU including correspondence to Engineering Department regarding proposed works to on site culvert and watercourse dated 04 October 2018

Arc Environmental Ltd – Supplementary Ground Investigation Letter Report – Proposed Development at Slateacre Road, Hyde (ref. 18-338.05L)

Email from Mohammad Rafiq at Arc Engineers to EPU including confirmation all organic materials encountered during the works will be removed and further details of the materials that will be used to backfill the old culvert dated 09 October 2018

17. Prior to the first occupation of the dwellings hereby approved, a verification report confirming that the contaminated land mitigation measures detailed in condition 17 of this planning permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall be retained in accordance with the approved details thereafter.
18. The development shall be accrued out in accordance with mitigation measures listed in the Badger Sett Monitoring Report (received 15 November 2017) submitted planning application ref. 17/00774/FUL.
19. The re-alignment of the watercourse through the site as part of the development hereby approved shall be carried out in accordance with the following approved details:

Diverted watercourse longitudinal section plan (drawing no. 18 050 S702 Rev. A)
 - Section through watercourse plan (drawing no. 18 050 S703 Rev. C)
 - Proposed watercourse diversion general arrangement plan (drawing no. 18 050 S701 Rev. D)The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
20. Prior to the first occupation of any of the dwellings hereby approved, the openings in the following elevations shall be fitted with obscured glazing (to meet the requirements of Pilkington Level 3 as a minimum) and shall be fixed shut below a height of 1.7 metres above the internal floor level of the rooms that they serve.
 - Plot 1 – all windows/glazed openings in the north west side elevation (facing neighbouring properties on Arnold Avenue)
 - Plot 3 – all windows/glazed openings in the north west side elevation (facing neighbouring properties on Arnold Avenue)

- Plot 10 - all windows/glazed openings in the north east side elevation (facing neighbouring properties on Slateacre Road)
- All first and second floor windows within the side elevations in all of the other dwellings within the development (with the exception of plot 2, the gable of which overlooks the internal access road)

These windows, and any subsequent replacements, shall be retained in obscure glazing at all times thereafter.

21. The development shall be carried out in accordance with the method statement relating to the burial of Himalayan Balsam submitted as part of discharge of condition application ref. 18/00639/PLCOND and shall be buried in the location shown on drawing no. SSL:19187:200:1:1-SO-1 submitted as part of discharge of condition application ref. 18/00036/PLCOND
22. Prior to the occupation of the dwelling at plot 8 within the development hereby approved (as identified on the approved site plan), details of a 1.7 metre high screen to be placed along the eastern boundary of the raised platform to be erected at the rear of that dwelling shall be submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans of the elevations and the location of the screen and details of the construction material. The screen shall be erected in accordance with the approved details prior to the first occupation of that dwelling and shall be retained as such thereafter.