

**Application Number** 19/00963/FUL

<b>Proposal</b>	Residential development comprising of 91 no. apartments with associated access, car parking and landscaping.
<b>Site</b>	Site of the Former District Centre, Hattersley Road East and Beaufort Road Hattersley.
<b>Applicant</b>	Onward Homes
<b>Recommendation</b>	Members resolve to grant planning permission.
<b>Reason for report</b>	A Speakers Panel decision is required because the application constitutes a Major development.

**1.0 APPLICATION DESCRIPTION**

- 1.1 The application relates to the construction of a 91 unit extra care residential development of affordable apartments. The accommodation would include 60 x 1 bed and 31 x 2 bedroom apartments in addition to commercial uses comprising of a A1 Shop (60sqm) and A3 restaurant /Cafe (230sqm) located at ground floor. In addition provision is made for flexible multi-function rooms, therapy room and relevant staff and guest welfare facilities.
- 1.2 The accommodation would be provided in a single building which would be of a split level design ranging from 3 to 4 storeys in height. The building would have a highway frontage to Hattersley Road East (western elevation), Beaufort Road (southern elevation) and Kingston Close (Eastern Elevation). The building would be constructed from contrasting buff brickwork and metal standing seam cladding to the upper floor. The roof would be grey tiled and all openings would be anthracite. The curtilage would include communal landscaped area with provision also made for 27 parking spaces. Internal areas of the building would include dedicated cycle and mobility scooter parking in addition to refuse storage. There would be two dedicated lifts providing internal access to each of the floors.
- 1.3 The 1 bedroom apartments would measure between 55-60sqm and the 2 bedroom apartments between 61-70sqm (approx.). The overall schedule of accommodation would be as follows:
- Lower Ground Floor 5 x 1 bed & 1 x 2 bed apartments;
  - Ground Floor 11 x 1 bed & 3 x 2 bed apartments, commercial uses and staff/guest welfare facilities;
  - First Floor 21 x 1 bed & 12 x 2 bed apartments;
  - Second Floor 21 x 1 bed & 12 x 2 bed apartment.
- 1.4 The application would complement recent approvals granted to Onward homes at 3 adjoining sites as part of a master-planned response to the redevelopment of the former Hattersley District centre.
- 1.5 The following documents have been submitted as part of the overall application package:
- Affordable Housing Statement;
  - Design & Access Statement;
  - Planning Statement;
  - Crime Impact Statement;
  - Flood Risk Assessment;
  - Transport Assessment;

- Statement of Community Involvement;
- Landscape Masterplan;
- Arboricultural Impact Assessment;
- Ecological Assessment;
- Energy Statement;
- Phase I Site Investigation Report;
- Site remediation Strategy;
- Full Plans Package;
- 3D Montages.

## **2.0 SITE & SURROUNDINGS**

- 2.1 The application relates to land previously occupied by Hattersley District Centre. The land has been cleared of the former buildings which included a retail parade, public house, residential tower block and associated car parking and landscaping. Commercial uses for the Hattersley estate will be relocated within a new approved District Centre due to be relocated on land east of Stockport Road.
- 2.2 The site is rectangular in shape and measures approximately 0.6ha in area. The redline adjoins land to the north and east which has approval for residential development comprising of 46 dwellings. The proposed extra care development responds to the highway network that would serve this development. The site is bounded by highway which is fronted by residential development that overlooks the site.
- 2.3 There is a fall in levels of approximately 6m across the site from east to west towards Hattersley Road East. There are currently large areas of 'made ground' from crushed materials associated with the clearance of the former district centre. Outside of the hardstanding areas the majority of the site is laid to grass following the initial site clearance. Towards the southern (Beaufort Road) boundary there is a redundant multi use games area, and to the north there are footpath linkages between Hattersley Road East and Kenworthy Close. Tree cover is mainly limited to areas towards highways boundaries.

## **3.0 PLANNING HISTORY**

- 3.1 13/00619/NDM – Notice of Demolition of existing block of flats and former Four in Hand Public House – Approved
- 3.2 19/00399/FUL – Enabling works including site clearance and engineering operations including removal of contaminants and re-formation of site levels – Approved
- 3.3 19/00555/FUL – (Adjoins current application) Residential development comprising of 46 units (6No. 2 bedroom houses; 21No. 3 bedroom houses; 9No. 4 bedroom houses & 10No. 2 bedroom bungalows) including associated infrastructure – Approved
- 3.4 19/00556/FUL – (Land to the rear of Melandra Crescent) Residential Development comprising of 9No houses (3No. 2- bedroom; 4No. 3-bedroom; 2No. 4-bedroom) and associated infrastructure – Approved
- 3.5 19/00618/FUL – (Land off Underwood Road) Construction of 15No. houses included associated infrastructure and area of public open space – Approved

## **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 site within Town Centre Boundary
- 4.4 **Part 1 Policies**  
 1.3: Creating a Cleaner and Greener Environment;  
 1.4: Providing More Choice and Quality Homes;  
 1.5: Following the Principles of Sustainable Development;  
 1.6: Securing Urban Regeneration;  
 1.11: Conserving Built Heritage and Retaining Local Identity;  
 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  
 H6: Education and Community Facilities  
 H7: Mixed Use and Density.  
 H10: Detailed Design of Housing Developments  
 OL4: Protected Green Space.  
 OL10: Landscape Quality and Character  
 T1: Highway Improvement and Traffic Management.  
 T10: Parking  
 T11: Travel Plans.  
 C1: Townscape and Urban Form  
 N4: Trees and Woodland.  
 N5: Trees Within Development Sites.  
 N7: Protected Species  
 MW11: Contaminated Land.  
 U3: Water Services for Developments  
 U4 Flood Prevention  
 U5 Energy Efficiency
- 4.6 **Other Policies**  
 Supplementary Planning Guidance: Hattersley & Mottram
- 4.7 **National Planning Policy Framework (NPPF)**  
 Section 2 Achieving sustainable development  
 Section 8 Promoting healthy and safe communities  
 Section 9 Promoting sustainable travel  
 Section 11 Making effective use of land  
 Section 12 Achieving well-designed places  
 Section 14 Meeting the challenge of climate change, flooding and coastal change  
 Section 15 Conserving and enhancing the natural environment
- 4.8 **Planning Practice Guidance (PPG)**  
 This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

## **5.0 PUBLICITY CARRIED OUT**

5.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement the application has been advertised as a Major Development which is a Departure from the Development Plan:

- Neighbour notification letters to 88 addresses
- Display of a site notice
- Advertisement in the local press

5.2 Prior to the submission of the application the applicant undertook their own community consultation events. This focused on two drop-in events hosted locally at the Hub in Hattersley. The details of this consultation are covered within the accompanying Statement of Community Involvement.

## **6.0 RESPONSES FROM CONSULTEES**

6.1 Arboricultural Officer – Notes that the only significant vegetation is a line of 6 trees along the Beaufort Road boundary of the site. The plans seem to indicate that only one of these trees is to be retained at the corner of Kingston Close. Comment that these trees are of a good amenity value to the area and mitigation for their loss should be secured.

6.2 Contaminated Land – No objections, comment that there has been alteration to the remedial approach than previously agreed. Recommend conditions requiring the submission of verification report on completion of the development.

6.3 Environment Health Officer – No objections recommend restrictions on the hours between which works should be undertaken in addition to the submission of an electric vehicle charging strategy.

6.4 Greater Manchester Ecology Unit – Comment that they have previously advised on the proposals relating to site clearance (19/00399/FUL). Comments remain unchanged, they advise that trees and scrub within the site have the potential to support nesting birds. Recommend that all tree works and scrub clearance should not be undertaken in the main bird breeding season (March-August inclusive), unless nesting birds have found to be absent, by a suitably qualified person. It is recommended that CEMP is conditioned.

6.5 GMAAS – Confirm they are satisfied that the proposed development does not threaten the known or suspected archaeological heritage. No reason to seek to impose any archaeological requirements upon the applicant.

6.6 Highway Authority – The LHA have reviewed the Technical Analysis for the Retirement and Community Living development using the TRICS database supplied by the applicant and the proposed parking provision of 26 No. Car Parking spaces + 1 No. Electrical Vehicle Charging Bay is deemed to be sufficient based on the information supplied. It is recommended by the LHA that a Travel Plan be put in place and monitored to ensure that the stipulated car ownership / car travel levels for the extra care scheme are achieved.

6.7 Lead local Flood Authority – Recommend that full drainage details are conditioned which is looked at comprehensively along with the applicants adjacent development. Previously commented that surface water should be able to drain via established culverts subject to further investigation and attenuation of flows. Recommended that further SUDs techniques (water harvesting etc) are investigated through the discharge of condition process.

- 6.8 TFGM – Confirm that an appraisal of the TA confirms that the predicted trips do not trigger TfGM's threshold for a highway impact assessment. They advise that cycle storage is provided in accordance with Tameside's adopted standards.
- 6.9 United Utilities – Raise no objections subject to recommended condition. Detailed design will be required for any connections into the drainage network.
- 6.10 Waste Management – Have confirmed the level of bin storage required.
- 6.11 GMP Architectural Liaison Officer – Sufficient Crime Impact Statement has been prepared. Request that its recommendations are conditioned as part of any planning approval.

## **7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

- 7.1 There have been no comments received to the consultation.

## **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:-
    - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
    - specific policies in the Framework indicate development should be restricted.

## **9.0 BACKGROUND**

- 9.1 The application essentially forms the second phase of Onward Homes development proposals to redevelop the site of the former Hattersley District Centre. Members will recall that at the December Speakers Panel they resolved to grant planning permission to the applicant for 46 dwellings under planning permission 19/00555/FUL. The proposed Extra Care development would essentially encompass the remaining area of the former District Centre, its design and siting would frame the highway and complement the setting of these dwellings as part of a comprehensive development. Accordingly there are many similarities' between the issues reported on the previous application and those relevant to the current proposals.
- 9.2 The Council's ambitions for the regeneration of the Hattersley area are reflected in the Corporate Plan by aspiring to build successful lives, strong and resilient new communities, invest in a local and vibrant economy and promote healthy lives in a revitalised area.

- 9.3 Planning permission was granted last year for site clearance works to facilitate the applicants (Onward Homes) intentions for the redevelopment of this site, along with sites at Underwood Road, and Melandra Crescent for residential purposes. In addition to application 19/00555/FUL the applicant has been successful for obtaining planning permission for 9 dwellings at Melandra Crescent (19/00556/FUL) and 15 dwellings (19/00618/FUL) at Underwood Road. Taken with the apartments proposed within the Extra Care development the applicant is looking at introducing 161 units across the 4 sites.
- 9.4 As commented on previous planning applications the site forms a phase in the ongoing regeneration plans for the Hattersley housing estate. The initial regeneration framework was established in the early 1990's and was tasked with the following strategic objectives;
- To secure an increase in the residential population of the area.
  - To secure the development of a new District Centre in the area.
  - To secure the delivery of sustainable facilities for the community.
  - To maximise regeneration and economic development benefits.
  - To engage the community in the development and regeneration of the area.
  - To secure a shift in mix of residential tenure across the area in favour of owner occupation.
  - To encourage environmental sustainability and high quality design in the built environment throughout the area.
- 9.5 The site was earmarked within the original plan as being within the first phase of housing development opportunity sites. The applicant (Onward Homes) are a Registered Housing Provider who operates as a not-for-profit organisation. The housing stock across the Hattersley Estate was previously owned and managed by Peak Valley housing, Onward have taken complete stock transfer of the dwellings across the estate. Onward confirm that they are a leading provider of quality, affordable homes for rent and sale owning and managing over 35,000 homes within the northwest region. They have been leading on the regeneration of the Hattersley Estate, this has seen the demolition of over 900 poor quality residential properties, refurbishment of 1475 homes and completed development of 155 new homes.
- 9.6 The current Housing Needs Assessment (2017) provides an evidence base for the emerging Tameside Housing Strategy. This supports the application of current planning policy and planning decisions through the application of Unitary Development Plan Policy H4 concerning the type, size and affordability of dwellings. A key theme for the Housing Strategy to address will be the need to meet the needs of an aging population. The HNA predicts that they'll be a 48% increase in persons aged over 65 by the year 2039. This will be a significant housing challenge for the Borough, in short new homes will need to be more adaptable and designed with potential care needs in mind.
- 9.7 It is anticipated that they'll be a shortage of approximately 870 units of housing with care by the year 2035. The provision of the proposed 91 apartments within an Extra Care development would provide a significant contribution to addressing anticipated demand. As part of Onwards on-going estate management it will also provide an affordable alternative to meeting the housing needs of persons settled within the Hattersley Community.

## **10.0 PRINCIPLE OF DEVELOPMENT**

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

- 10.2 The site is located within the Hattersley Town Centre boundary having previously supported the former shopping precinct. The last remaining tower block within the Hattersley estate (Tameside Court) was also located within the precinct and this was demolished in March 2017. There are no safeguards relevant to retail or commercial use applicable to the site. The Hattersley & Mottram SPG provided the framework to relocate the District Centre to the East of Stockport Road, this has been granted planning permission with Reserved Matters approved in 2018. The SPG earmarks the site for housing development and there is an extant permission (19/00399/FUL) for initial site preparation and clearance pursuant of this application and the development approved under 19/00555/FUL.
- 10.3 The Council's current lack of a 5 year housing supply is 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. The exception to this would be if the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF as a whole.
- 10.4 Paragraph 93 of the NPPF is of further relevance. This identifies that; 'Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration'. It advises that Local Planning Authorities should; 'use their planning powers to help deliver estate regeneration to a high standard'. The development is compliant with the aspirations of the NPPF, it falls within the wider Hattersley estate regeneration and will complement the ongoing aspirations of the regeneration framework. This application along with those being packaged by the applicant will be part funded through a grant allocation from Homes England. This is fully aligned with aspirations of comprehensive redevelopment of estate regeneration which is promoted through National Policy Framework.
- 10.5 Section 11 of the NPPF promotes the effective use of land. Paragraph 118 strongly encourages LPAs to promote the re-use of previously developed land through decision making. Notwithstanding incidental green areas and any initial remediation works undertaken, as part of the former Hattersley District Centre the site is considered as Previously Developed Land (PDL) for the purposes of the planning assessment.
- 10.6 At present the Council cannot demonstrate a deliverable five year supply of housing land. The NPPF is therefore a material consideration that carries substantial weight in the decision making process. Assuming the development is considered sustainable, paragraph 11 is clear that where no five year supply can be demonstrated, the presumption in favour of sustainable development identified in the footnote of paragraph 11 should be applied to the consideration of planning applications.
- 10.7 In considering the merits of the proposals significant weight is given to the fact that the development would be for an affordable form of housing and would make a positive contribution to meeting current housing needs within a period of significant undersupply. It will also provide tailored accommodation to meet the growing demands and need of an aging population.
- 10.8 In terms of the assessment against paragraph 11, all developments must be considered in light of their sustainable credentials, which the NPPF identifies as having three dimensions (Economic, Social and Environmental). The development would contribute directly to the choice of housing which would also contribute to meeting employment and servicing needs. There would also be direct economic gains associated with the construction phase of the development. The social role would be fulfilled with the commitment to affordable housing. On the matter of the environmental impact and the sustainable credentials the redevelopment of PDL carries significant weight along with the locational factors relating to access to services and transport, appropriate levels of ecological mitigation can be secured and the development would be designed to reduce energy/CO2 emissions. Therefore to

conclude, the overall sustainable credentials are not questioned, and the proposals are considered to achieve the three dimensions of sustainable development through the contribution to the supply of affordable housing within a sustainable location.

## **11.0 REGENERATION**

- 11.1 The site occupies a highly prominent location within the Hattersley Estate. Historically this was the location of the district centre which sat alongside other civic and community uses (Doctors Surgery Church etc.), these community links contributed significantly to the vitality and vibrancy of the wider estate.
- 11.2 The Hattersley Estate has been subject on-going regeneration with significant investment within new development already undertaken and further commitments within the pipeline. The prominence of the site and the significant time it has been earmarked for redevelopment confirms that it is a priority for development. The potential regeneration benefits would reflect positively on the environmental quality of the estate which will contribute to on-going achievements with the Estates management.
- 11.3 Both UDP and NPPF policies promote the need to achieve housing mix to meet the needs of all section of the community. In this regard it is important that the application is not viewed in isolation but in the context of the developer's (Onward Homes) commitment to adjoining sites, referenced earlier, and which have the benefit of planning permission. Cumulatively the 4 sites deliver a cross-section of housing ranging from 1-4 bedroom accommodation available on social rent and intermediate basis appealing to a range of housing and lifestyle requirements.
- 11.4 The health of the estate can often be judged by its environment and efficient use of its assets. Whilst the Council has begun to make key inroads to tackle these aspects, there remain underutilised assets as exemplified by the applicant site. The proposals will address this, the overall density equates to 138uph which demonstrates a highly efficient use of the land. Furthermore the proposed residential use will be complimented by an element of commercial use which will add to community cohesion.
- 11.5 Onward Homes commitment to further investment within the estate is welcomed. The proposals will complement the on-going regeneration estate which will reflect positively on its reputation and the perception of visitors. The proposals would therefore secure welcomed regeneration benefits and this is afforded significant weight when appraising the overall planning merits of the proposals.

## **12.0 DESIGN & LAYOUT**

- 12.1 As the host of the former District Centre and Tameside Court residential block there is an established precedent for the sites development. In particular, Tameside Court tower stood at an imposing 13 storeys in height with a frontage directly onto Hattersley Road East. The vantage points from the surrounding highway network dictate that the site is highly prominent.
- 12.2 UDP, NPPF policies and the guidance of the SPD are clear in their expectations of achieving high quality development that enhances a locality and contributes to place making. The framework emphasises that development should be refused where it fails to take opportunities available to improve the character and quality of an area and the way that it functions (para. 130).
- 12.3 The LPA were approached for Pre-Application guidance in relation to this and neighbouring sites. Whilst the planning applications have been broken into individual components the

essence to their design follows a master-planned approach aimed at achieving a cohesive design and layout to the overall comprehensive re-development of the former District Centre.

- 12.4 The development takes the form of a single block, this would frame Hattersley Road East (western elevation) and Beaufort Road (southern Elevation) in a linear fashion. The eastern elevation would include two wings sat either side of an internal courtyard, these wings would project towards Kingstone Close. The buildings northern elevation would include the principal entrance point this would also front a shared 'plaza' which would be framed by properties approved under planning application 19/00555/FUL.
- 12.5 The building would be split level in design to account for the fall in levels from east to west. The Western elevation would stand at 4 storeys whereas the remaining building would stand at a clear 3 storeys in height. Overall the proposal adopts a bespoke design which has several contemporary elements including large glazed elements and feature bay windows. The intention is to construct all facades from a contrasting buff brick as reference to natural stone which was the traditional material for buildings in the Mottram area. The choice of material would provide a contemporary finish, this would also be consistent with the applicants proposals for adjacent sites.
- 12.6 Overall the elevations are very detailed and the structured approach to materials (to be conditioned) would give a high quality finish to the appearance of the building. The building would maintain a strong line which would frame the highway providing an active frontage. The roof arrangement would include feature gables and breaks to its ridge height. These design elements would be complimented by deep reveals to openings, feature balconies and contrasting brickwork, which, overall would provide interest and texture to the buildings appearance. Collectively this would create building of sufficient presence that would sit comfortable in its context and provide a positive landmark building within the locality.
- 12.7 As a landmark building it is important that there is high quality landscaping and amenity to serve the future occupiers and public users of the development. The proposals address this, as demonstrated through the structured approach to soft and hard landscaping throughout the development. Broadly the proposals would fall within the following areas/themes:
- Central Square
  - Internal Courtyard
  - Highway frontages
- 12.8 Central Square:- To enforce connectivity there would be a stepped pedestrian link (unadopted steps) from Hattersley Road East to a central square which would be designed as shared surface and framed by housing from the adjoining approved development. The square would feature drop off and collection facilities in addition to a landscaped central island. The island would include seating, ornamental planting and an informal play environment.
- 12.9 Internal Courtyard:- This would be enclosed by the projecting wings of the building and overlooked by apartments across each of the floors. The area would include a series of pathways and seating set around ornamental planting and lawned areas. Bi-Fold doors within the communal lounge would open up into the courtyard as an extension to the living space. The area is generous in size and would encourage communal/group activities to take place.
- 12.10 Highway Frontages:- The building would be set back from both Hattersley Road East and Beaufort Road. Boundaries would be established through ornamental railings and hedgerows. The building to Beaufort Road would be stepped back and would overlook a generous lawned area. The landscaping and boundary treatment would provide an enhancement to its setting within the street scene.

- 12.11 With regard to parking arrangements the layout does not appear to be overly car dominated, parking areas would in the main be provided along Kingston Close (19 spaces) in addition to 7 spaces and 2 vehicle drop-off bays in the central square. These spaces would be defined through a hard materials palette and their dominance/impact softened by the structured soft landscaping. Bin storage would be accommodated completely within the confines of the building.
- 12.12 Overall the design would respond to the area in a positive manner. This would be achieved not by mimicking an existing style or design, but through a bespoke design response, choice of materials, attention to detail and consideration to scale. The development would provide an active sense of enclosure to the Highway and provide a welcomed frame/backdrop to streetscape. These works are considered to be highly positive to character and environmental quality of the area.
- 12.13 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 design would integrate successfully with recently approved developments and contribute positively to the continued regeneration of the overall area. It is therefore considered that the proposal adheres to the objectives of UDP policy H10 and the adopted SPD which stress the importance of residential development being of an appropriate design, scale, density and layout

### **13.0 DESIGN AND RESIDENTIAL AMENITY**

- 13.1 The policies of the adopted Residential Design Guide strive to raise design standards; they should be applied along with the criteria of Building For Life (BFL). Good design is aligned to the delivery of high residential amenity standards, this should reflect equally on the environment of existing residents as well as that of future residents. Technical standards (spacing distances policy RD5) form part of the criteria to the assessment of good design, but this should not override principles of successful place making. Good design is about how buildings relate to one another, their place within the streetscape and interaction within their surroundings. Developments should not be dictated by highway (policy RD13) they should observe established Street Patterns (policy RD3) and promote Natural Surveillance at street level (policy RD4). Building For Life states that basic principles should be observed when designing layouts, the use of strong perimeter blocks is advocated and specific reference is made to avoiding houses which back on to the street and create what is effectively a 'dead edge'.
- 13.2 The layout demonstrates that all relevant spacing standards would be observed between proposed and existing properties. Principle elevations would be approximately 32m from the existing properties on Hattersley Road East, which accounting for the additional height is fully compliant with policy RD5 which would require a distance of 27metres. Likewise relevant distances to properties located on the opposite side of Beaufort Road would be met/exceeded.
- 13.3 The apartments far exceed the minimum requirements of the technical standards and a large number would also benefit from their own private balcony in addition to the outside space provided within the courtyard. There would be further associated benefits for residents who would have immediate access to onsite communal facilities which would include a café/ restaurant, a hair and beauty therapy suite, and three multi-function rooms, adaptable for community use.
- 13.4 The site of the development is within an established urban area, which represents a highly accessible and sustainable location. It is located close to a high frequency bus route and is also located within a convenient walking distance of bus stops (Hattersley Road East) and

Hattersley train Station. The new Hattersley District Centre and its associated amenities will also be immediately on-hand will complement existing services located off Stockport Road.

- 13.5 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 poly H10 and the adopted SPD.

#### **14.0 HIGHWAY SAFETY**

- 14.1 The access arrangements have been largely established on the granting of planning approval for application reference 19/00555/FUL. The proposals are fully aligned to this highway layout which includes an extension of Kenworthy Close to Beaufort Road and the provisions of the central square.
- 14.2 An adequate Transport Assessment has been undertaken and the access and parking arrangements have been designed in conjunction with advice given from Highways who have in turn raised no objections.
- 14.3 Levels of car ownership are anticipated to be low and the provision of 27 parking spaces is deemed sufficient to address the associated needs of the development. Public transport is immediately on hand which would encourage transport by sustainable means and this would be encouraged through the appointment of a Travel Plan coordinator. The proposal should not result in a material increase in vehicle movements on the local highway network, noting that the site's accessibility to services and transport, and the proposed uses should not generate significantly more trips than the existing uses that that associated with the former District Centre.
- 14.4 The buildings main entrance is located off the central square of the masterplan, with level access at the entrances to the café and main reception from the square. A large, internal, lockable buggy store is located adjacent to the buildings main entrance for both mobility scooters and bikes for residents.
- 14.5 To conclude, the access and parking arrangements have been assessed as being acceptable. The site is within a sustainable location which benefits from immediate access to services and transport options. As such in the absence of any demonstrable adverse impacts, and subject to recommended conditions, the development is considered to adhere to the provisions of policies T-1, T-7 and T-10 of the UDP.

#### **15.0 TREES & ECOLOGY**

- 15.1 Policy N5 seeks to protect trees of a recognised quality which are located within development sites. There are 6 tree of significance within the boundary, these are examples of category B Sycamores which front onto Beaufort Road. The development requires the removal of 5 of the trees within this group.
- 15.2 The loss of the trees is regrettable but is a necessity of the development. In total there would be 26 replacement trees included around the site. This level of replacement planting would provide sufficient mitigation and as such the loss can be. The detailed planting of this mitigation can be adequately secured by condition, likewise conditions relating to the timing of works can minimise the ecological impacts of the development.
- 15.3 Section 11 of the NPPF advocates biodiversity enhancement. The biodiversity value of the site could be enhanced as part of the landscaping proposals to be approved by condition.

GMEU advise that this should include planting of native species and the fixture of bat and bird boxes to the elevations the apartment block. Such initiatives will complement enhancements secured by condition on the applicants adjoining development sites.

## **16.0 DRAINAGE**

- 16.1 The site is in Flood Zone 1 and is therefore considered to be at a lower risk of flooding. The demands of the development from a drainage perspective would be no greater than when the site supported the District Centre and Tameside Court. United Utilities have confirmed that there is a sewer crossing the site, no objections are made to the layout and it is advised that compliance with United Utilities 'Standard Conditions' is applied.
- 16.2 Surface Water would be positively drained and attenuated to ensure that greenfield run-off rates can be achieved.
- 16.3 Subject to the safeguarding of the recommended conditions requiring drainage details to be submitted no objections are raised from a drainage perspective.

## **17.0 GROUND CONDITIONS MINING & CONTAMINATION**

- 17.1 The site is not within a defined high risk area from Coal Mining legacy and no further investigations are required in this regard.
- 17.2 Consultation with the Contaminated Land Officer confirms that no objections are raised subject to the further site investigations being undertaken. This would be secured through the requirements of a planning condition.

## **18.0 CONTRIBUTIONS**

- 18.1 The scale of the development constitutes a major development which would otherwise be expected to meet thresholds for Affordable Housing, Green Space, Education and Highways contributions.
- 18.2 As reported previously to Speakers Panel the viability has been looked at comprehensively across 4 development sites which Onward Homes have committed to. The conclusions therefore remain the same whereby the viability is challenged on grounds of the abnormalities tied to remediation of the District Centre. More specifically these works include the need to remove ground structures, relocation of services, sewer diversion, closure of highways and regrading of land levels. The development is also being subsidised by a grant from Homes England and the applicant confirms that all of the apartments will be made available on an affordable rent basis.
- 18.3 The regeneration of Hattersley has been driven by a partnership between Onward Homes, Tameside Council and English Partnerships. The parties entered into an agreement to govern the financial and land input required to facilitate the estates regeneration. In acknowledgement of the recognised viability issues within the Hattersley Estate section 106 agreements have historically not been collected on new housing developments.
- 18.4 This development, along with the dwellings approved on adjoining sites would significantly exceed affordable housing requirements, accordingly this affords significant weight to the decision making process. It is also well appreciated that there are longstanding viability issues with the Local Housing market within the Hattersley estate, addressing this has been a decisive driver for the need of a regeneration framework for the estate. The applicant has provided additional viability information which confirms the costs to associated abnormal

works to equate to £2.8m it has not been deemed necessary to have this independently assessed, this view is taken on the basis of the Council's longstanding commitment to the estates regeneration, understanding of the local market conditions and on-going working relationship with stakeholders outside of the planning process.

- 18.5 Overall when considering the proposal against the policies of the NPPF, taken as a whole, the collective benefits associated with the proposal are persuasive, and in this instance would significantly and demonstrably outweigh consideration to the removal of financial contributions. An absence of Green Space, Education and Highways contributions can be tolerated on the basis of the economic case and the wider social, environmental and economic benefits associated with the provision of a good quality affordable housing which secures the comprehensive redevelopment of a strategic brownfield site within the heart of the Hattersley estate. Accordingly the associated regeneration benefits would be significant.

## **19.0 OTHER MATTERS**

- 19.1 MUGA (loss of): - It is recognised that there are deficiencies of equipped play areas across the Hattersley estate. The existing Multi Use Games Area (MUGA) located towards Beaufort Road was closed following the demolition of the District Centre. A replacement facility is being considered as part of public realm initiatives being earmarked across the Hattersley Estate. The longstanding intention has therefore always been to see it relocated from its current location and its loss will be compensated for outside of this planning application.
- 19.2 Noise: - The majority of noise is transport based limited to traffic on the surrounding highway network. The EHO is satisfied that a suitable standard of residential amenity for the accommodation can be achieved.
- 19.2 Heritage: - There are no recorded assets within the vicinity of the site the setting of which could be in anyway affected by the proposals.

## **20.0 CONCLUSION**

- 20.1 At the heart of the NPPF is a presumption in favour of sustainable development, this requires planning applications that accord with the Development Plan to be approved without delay, and where the Development Plan is absent, silent or out of date granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole or specific policies in the framework indicate that development should be restricted.
- 20.2 The Hattersley and Mottram SPG regeneration established that the principle of the sites redevelopment would be acceptable following demolition of the former District Centre. Residential development at the site would be consistent with local and national policies through the delivery of housing to meet the demands of a growing economy and population in a well-connected location.
- 20.3 As noted on previous approvals the site is located within a sustainable location as evidenced by its central location within the Hattersley Estate and its relationship to services. The redevelopment for residential purposes would be fully compatible with the regeneration framework and would also be readily compatible with the residential nature of adjoining uses. The development would add to and contribute too much needed good quality affordable housing in a period of under supply.

- 20.4 Precedent has been established on the approval for residential development of the adjoining site. The proposals would be complimentary to the wider offer of housing which would be secured as part of the developers comprehensive redevelopment of sites within, and around, the former Hattersley District Centre. The design responds positively to its context, it would introduce a building of sufficient presence for what is a prominent and currently underutilised brownfield site within heart of the Hattersley Estate. This would also secure significant regeneration benefits attributed to the environmental improvements and the increased residential population.
- 20.5 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 an efficient re-use of a largely previously developed site that would meet sustainability requirements, and contribute positively to the Borough's affordable housing supply.

**RECOMMENDATION:** Approve Conditionally

That Members resolve TO GRANT planning permission for the development subject to the following conditions:

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

Location Plan (OS) Masterplan Dwg 101  
Proposed Site Plan- masterplan Dwg 102 rev A  
Proposed Site Plan - Site 4 Dwg 105 rev A  
Proposed Site Plan - Roof Plan Dwg 106 rev A  
Proposed Plans GA - Level LG Dwg 110  
Proposed Plans GA - Level GF Dwg 111  
Proposed Plans GA - Level 1 Dwg 112  
Proposed Plans GA - Level 2 Dwg 113  
Proposed Plans GA – Roof Plan Dwg 114  
Flat Type plans: 1-bed 2 person types Dwg 116 rev A  
Flat Type plans: 2-bed 3 person types Dwg 117  
GA Elevations East & West Dwg 119  
GA Elevations North & South Dwg 120  
GA Elevations Internal courtyard Dwg 121  
Site Context sections - Sheet 1 Dwg 130  
Site Context sections - Sheet 2 Dwg 131  
External Works: Typical Boundary Treatments Dwg 140  
3D views - Sheet 1 Dwg no. 150  
3D views - Sheet 2 Dwg no. 151  
3D views - Sheet 3 Dwg no. 152  
3D views - Sheet 4 Dwg no. 153  
Detailed Planting Plan HAT-TEP-XX-00-DR-L-74016 Rev P01  
Detailed Planting Plan HAT-TEP-XX-00-DR-L-74017 Rev P01

Reports:

Arbicultural Impact Assessment 7404.01.001/Method Statement – JCA ref 13811/AJB  
Crime Impact Statement – Ref 2018/10000 rev A  
Design and Access Statement – Rev September 2019  
Ecological Assessment ref 7404.02.004

Energy Statement – Ref AG-72705-LZCR – Rev A 12 September 2019  
Flood Risk Assessment & Drainage Strategy – Ref 3266 September 2019  
Ground Investigation – Ref AG2970-19-AH89 Planning Statement – November 2019  
Statement of Community Involvement – June 2019  
Transport Assessment – Ref 190924/SK218121/APP4/TA01(-02)

3. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the buildings; in the construction of all boundary walls, fences and railings; and, in the finishes to all external hard-surfaces have been submitted to, and approved in writing by, the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.
4. The car parking indicated on the approved plan ref Proposed Site Plan - Site 4 Dwg 105 shall be provided to the full satisfaction of the Local Planning Authority and thereafter kept unobstructed and available for its intended purpose. The areas shall be maintained and kept available for the parking of vehicles at all times.
5. No work shall take place in respect to the construction of the approved highway, as indicated on drawing no. 105 Rev A 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. Reinstatement of redundant vehicle access points as continuous footway to adoptable standards;
  3. Provision of tactile paving and dropped kerbs should be provided at the junctions / site access points serving the site;
  4. Approval in Principle (AIP) of the construction details of all retaining walls to the adopted highway;
  5. Details of carriageway markings and signage;
  6. Details of all street lighting.
6. No development shall commence until such time as a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:

Phasing of the development;  
Hours of construction work and deliveries;  
Wheel wash facilities for construction vehicles;  
Arrangements for temporary construction access;  
Contractor and construction worker car parking;  
Turning facilities during the remediation and construction phases;  
Details of on-site storage facilities;  
Measures to control Mud and Dust;  
Details of the siting of the site compound / office;  
Details of Site Hoarding;  
Contact details for persons responsible for site management and security.

The development shall be carried out in full accordance with the approved Construction Environmental Management Plan.
7. The details of an emergency telephone contact number for the site manager shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

8. The approved development shall not be occupied until a travel plan for the development has been submitted to and approved in writing by the Local Planning Authority and has been brought into operation. The approved travel plan shall be operated at all times that the development is occupied and shall be reviewed and updated on an annual basis in accordance with details that shall be outlined in the approved plan. The travel plan and all updates shall be produced in accordance with current national and local best practice guidance and shall include details on the method of operation, appointment of a Travel Plan Coordinator/s, targets, infrastructure to be provided, measures that will be implemented, monitoring and review mechanisms, procedures for any remedial action that may be required and a timetable for implementing each element of the plan.
9. 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 in accordance with a timetable to be agreed in writing with the local Planning Authority.
10. Prior to the first occupation of the development hereby approved, a verification / completion report demonstrating that soils within landscaped areas to a depth of 300mm are chemically suitable for use and they do not contain contamination or unsuitable debris shall be submitted to, and approved in writing by, the Local Planning Authority (LPA). The discharge of this 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.
11. In the event that contamination is found at any time when carrying out the development hereby approved which was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation strategy detailing how this contamination will be appropriately addressed and the remedial works verified should be submitted to, and approved in writing by the LPA. The remediation strategy shall be fully implemented and verified as approved.
12. Prior to the occupation of any of the dwellings hereby approved, details of an electric vehicle charging strategy for the development shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of the number of charging points to be installed, their location within the development and details of the management and maintenance of these facilities. The infrastructure shall be installed in accordance with the approved details, prior to the first occupation of any of the dwellings hereby approved and shall be retained as such thereafter.
13. 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.
14. Foul and surface water shall be drained on separate systems unless otherwise agreed in writing with the Local Planning Authority.
15. 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.

16. No works to trees or shrubs shall occur between the 1 March and 31 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.

17. A landscape management plan, including long term design objectives management responsibilities and maintenance schedules for all landscaped areas (including Hattersley Road East Pedestrian Steps) shall be submitted to and approved by the Local Planning Authority prior to the first residential occupation of the development. The landscape management arrangements plan shall be carried out in accordance with the approved details throughout the development.

18. All planting, seeding or turfing comprised in the approved details of landscaping detailed on drawings;

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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.

19. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

20. Notwithstanding any description of boundary treatments and materials listed in the application or detailed on the approved plans, no works shall be undertaken to any boundary treatment along the sties eastern boundary until full details have been provided in writing by the Local Planning Authority. The details shall include specification of all materials, cross section and elevation drawing. The approved details shall be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority.

21. No development shall commence until a statement detailing Reasonable Avoidance Measures to be implemented on site to prevent harm to mammals and amphibians during the construction phase of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The avoidance measures shall be implemented in accordance with the approved details on the first commencement of development and shall remain in force as such for the full duration of the construction phase of the development.

22. The development hereby approved shall be carried in accordance with the measures listed in the Security Strategy (Section 4) of the Crime Impact Statement version A: 06/09/19 ref 2018/1000/CIS/03 submitted with the planning application and shall be retained as such

thereafter. Confirmation that this has been achieved shall be submitted to the Local Planning Authority for approval in writing prior to the first occupation of the development.

23. A scheme detailing Biodiversity Enhancement Measures across the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the Local Planning Authority) and shall be retained thereafter as part of on-going landscape management responsibilities.
24. Dust suppression equipment in the form of sprinklers or water bowsers shall be employed at the site at all times. During periods of hot or dry weather water suppression shall be undertaken at regular intervals to prevent any migration of dust from the site. All surface water run off associated with the equipment shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway at any time.
25. The building shall not be occupied for residential purposes until a scheme showing the location, design and screening of a single satellite television reception aerial/dish capable of distributing a signal to each flat within the development has been submitted to and approved in writing by the local planning authority. Any aerial/dish must be located so as to minimise its effect on the appearance of the building and all distribution cables must be routed internally. The aerial/dish shall be installed in accordance with the approved details.
26. No installation of any externally mounted plant equipment (including utility meter boxes, flues, ventilation extracts, soil pipe vents, roof vents, lighting, security cameras, alarm boxes, television aerials) shall take place until details (including the location, design, method of support, materials and finishes) have been submitted to and approved in writing by the local planning authority. Such plant and other equipment shall not be installed other than in accordance with the approved details and thereafter maintained as such.
27. The refuse storage indicated on the approved floor plans referenced in condition no.2 shall be provided to the full satisfaction of the Local Planning Authority and thereafter kept unobstructed and available for their intended purpose. The storage areas shall be maintained and kept available for storage of refuse throughout the lifetime of the development.