

Application Number 19/00636/REM

Proposal	Reserved matters application with respect to the means of access, appearance, layout, scale and landscaping for the construction of 15 dwellings, following the granting of outline planning permission ref. 16/00964/OUT.
Site	Land off Fields Farm Road (between Bankside and Waterside), Hattersley.
Applicant	BDW Trading Limited (Operating As Barratt Manchester).
Recommendation	Grant planning permission subject to conditions.
Reason for report	A Speakers Panel decision is required because the application constitutes Major development.

1.0 APPLICATION DESCRIPTION

- 1.1 The applicant seeks approval for the reserved matters (the means of access, appearance, layout, scale and landscaping) for the construction of 15 dwellings, following the granting of outline planning permission ref. 16/00964/OUT.
- 1.2 The following information has been submitted in support of the application:
- Design and Access Statement;
 - Crime Impact Statement;
 - Arboricultural Impact Assessment;
 - Ecological Assessment;
 - Landscaping proposals;
 - Ground Investigation Report;
 - Statement of Community Involvement; and,
 - Planning Statement

2.0 SITE & SURROUNDINGS

- 2.1 The application relates to land on the western side of Waterside in Hattersley. The properties on the eastern side of Waterside overlook the eastern boundary of the site. The western boundary of the site is accessible from Bankside, the northern boundary fronts onto Fields Farm Road. Mature tree planting demarcates the southern boundary of the site. Land levels currently rise steeply in an easterly direction across the site and slope downwards from north to south.

3.0 RELEVANT PLANNING HISTORY

- 3.1 16/00964/OUT - Outline application (All matters reserved) for the residential development of 0.36 hectares of land – 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**

Not allocated, within the settlement of Hattersley

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
- 1.12: Ensuring an Accessible, Safe and Healthy Environment

4.5 **Part 2 Policies**

- H2: Unallocated sites
- H4: Type, size and affordability of dwellings
- H5: Open Space Provision
- H7: Mixed Use and Density (Density being relevant to this proposal)
- H10: Detailed Design of Housing Developments
- OL10: Landscape Quality and Character
- T1: Highway Improvement and Traffic Management.
- T10: Parking
- T11: Travel Plans.
- C1: Townscape and Urban Form
- N7: Protected Species
- MW11: Contaminated Land.
- U3: Water Services for Developments
- U4 Flood Prevention
- U5 Energy Efficiency

4.6 **Other Policies**

Greater Manchester Spatial Framework - Publication Draft October 2016;
Residential Design Supplementary Planning Document; and,
Trees and Landscaping on Development Sites SPD adopted in March 2007.
Hattersley and Mottram SPG (dated April 2004)

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

- Section 1 Delivering sustainable development
- Section 6 Delivering a wide choice of high quality homes
- Section 7 Requiring good design
- Section 8 Promoting healthy communities
- Section 11: Conserving and enhancing the natural environment

4.8 **Planning Practice Guidance (PPG)**

- 4.9 This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

5.0 **PUBLICITY CARRIED OUT**

- 5.1 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.

6.0 RESPONSES FROM CONSULTEES

- 6.1 Borough Tree Officer – The proposals involve the loss of 1 Ash Tree that is considered to be of a good quality and amenity value (Category B) and the pruning of several other trees that also meet this category. However, the detailed landscape plan submitted with the application indicates the planting of a minimum of 21 replacements and other associated landscaping. Cumulatively, the proposals would be a significant gain in landscape quality.
- 6.2 Lead Local Flood Authority - raise no objections to the proposals following the submission of further details, given the fact that the developer will be required to discharge the condition attached to the outline planning permission requiring the approval of a detailed sustainable drainage strategy for the site, prior to the commencement of any development.
- 6.3 Greater Manchester Ecology Unit (GMEU) – no objections to the proposals, subject to conditions relating to the mitigation of any adverse impact on protected species and the inclusion of biodiversity enhancements as part of the development.
- 6.4 Borough Environmental Health Officer (EHO) – no comments to make on the application.
- 6.5 United Utilities – no objections to the proposals. A condition requiring the submission and approval of a sustainable drainage strategy was attached to the outline planning permission.
- 6.6 Coal Authority – no objections to the proposals. Confirm that the site is considered to be at a low risk in relation to coal mining legacy and therefore no further investigation is required in this regard. An informative outlining the responsibilities incumbent on the developer should be attached to any planning permission granted.
- 6.7 Greater Manchester Police – private gardens should be enclosed by 2.1 metre high fencing. The plots at the southern edge of the development would back on to open land, which is considered to leave them vulnerable to crime. The parking spaces serving plot 11 would be located to the rear of the property and those serving plots 16 and 17 would be remote from the properties, which gives rise to some concern regarding surveillance.
- 6.8 Borough Contaminated Land Officer – no objections to the proposals as an appropriate condition to deal with potential sources of ground contamination was attached to the outline planning permission.
- 6.9 Highways England – no objections to the proposals.
- 6.10 Transport for Greater Manchester (TfGM) – no objections to the proposals. Recommend that continuous 2 metre wide footways are provided through the site, that tactile paving be installed across each of the access points and that provision be made within the curtilage of the properties for secured cycle storage.

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 1 letter of objection has been received to the proposals, raising concerns regarding the loss of parking to the properties on Bankside, with no replacement parking proposed. The red line site location plan appears to extend into the garden of neighbouring properties on Bankside and Fields Farm Road. Concerns regarding the gated access to be installed on the Bankside entrance which will restrict the ability to access the side of no. 3 Bankside in cases of emergency

8.0 ANALYSIS

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

- 1) The principle of development;
- 2) The impact of the design and scale of the development on the character of the site and the surrounding area;
- 3) The impact upon the residential amenity of neighbouring properties;
- 4) The impact on highway safety;
- 5) The impact on flood risk;
- 6) The appropriateness of the proposed landscaping scheme; and,
- 7) Other matters.

9.0 PRINCIPLE OF DEVELOPMENT

- 9.1 The principle of residential development on the site was established at the outline stage, at which point a number of dwellings was not specified either in the description of development or by a condition of the planning permission. Policy H1(14) of the Hattersley and Mottram SPG and H7 of the UDP indicate that a density between 30 and 50 dwellings per hectare should be achieved to make efficient use of land. This reserved matters scheme would achieve approximately 42 dwellings per hectare, complying with the policy range and is therefore considered to be acceptable, subject to all other material considerations being satisfied.

10.0 CHARACTER

- 10.1 The scheme proposes an active frontage on to Waterside to the east and on to Fields Farm Road to the north. A house type would be used in the north eastern corner of the site to provide active frontage to both boundaries. Active frontage would be provided to the internal access road which would connect to Waterside in the southern portion of the site and plots 17 and 18 would provide a terminating vista to the entrance into the development from Bankside.
- 10.2 All of the dwellings across the site would be 2 storeys in height, reflecting the predominant scale of the existing development on the eastern side of Waterside and the properties on Bankside to the west of the site. The palette of materials to be used would include dark red bricks to the elevations of some of the properties, with a slightly lighter tone to the bricks on other units.
- 10.3 The majority of the existing dwellings in the immediate locality have rendered elevations and therefore the proposal would contrast with this prevailing character. However, the materials to be used would be similar to those on adjacent sites that have been developed by the applicant and the development would therefore integrate into the wider regeneration of Hattersley.
- 10.4 In relation to boundary treatments, 1.2 metre high railings and hedgerows would demarcate the eastern edge of the development along Waterside, with hedgerows continuing along the frontage of the internal access road in the southern part of the development. A 1.8 metre high brick wall would be used to treat the eastern boundary of the garden associated with the plot on the exposed junction between Fields Farm Road and Waterside, in the north eastern corner of the site. Close boarded timber fencing would be limited to the side and rear boundaries of the plots and areas of the development that would be less visible or recessed in public views.
- 10.5 Following the above assessment, it is considered that the proposals would not result in an adverse impact on the character of the area, subject to conditions requiring compliance with the materials, boundary treatments and hard and soft landscaping details submitted with the application.

11.0 RESIDENTIAL AMENITY

- 11.1 The Residential Design Guide SPD (RDG) requires 21 metres to be retained between elevations containing habitable rooms that directly face each other, except where properties face each other across a highway, in which case the distance is reduced to 14 metres. The 14 metres separation distance is also applied where elevations with habitable rooms face blank elevations of neighbouring properties.
- 11.2 The eastern gable elevation of the property at 28 Fields Farm Road would face the corresponding gable elevation of plot 7 within the proposed development. There would be windows in the gable elevation of the proposed unit on that plot. However, these windows would serve a bathroom at first floor level and a w/c at ground floor. Those windows can reasonably be required to be obscurely glazed by condition therefore as they do not serve habitable rooms. Subject to this provision, the separation distance to be retained is considered to be adequate to preserve the amenity of that neighbouring property, given the high level nature of the first floor window in the gable of that dwelling and that the opening at ground floor level is an access into the property.
- 11.3 Adequate separation distances would be retained between the front elevations of the properties on the eastern edge of the development and the corresponding elevations of the properties on the eastern side of Waterside to prevent unreasonable overlooking into or overshadowing of any of those neighbouring properties. A sufficiently oblique relationship between would be retained between no. 17 Waterside and plot 500 of the proposed development (as the labelled on the plans) to ensure that there would not be an adverse impact on the amenity of that neighbouring property. This assessment is made within the context of the fact that the windows in the corresponding elevation of no. 17 are a tall narrow window at first floor and associated with an entrance to the dwelling at ground floor. Given the separation distance provided by Fields Farm Road, it is considered that the proposed development would not result in an adverse impact on the properties to the north of the site.
- 11.4 In terms of the relationship between the proposed buildings, approximately 16 metres would be retained between the corresponding rear elevations of the properties at plots 11 and 17, with a slightly larger separation distance to be retained in the same relationship between plots 12 and 18. The rear elevations of the house types proposed on plots 17 and 18 do not contain any habitable room windows, with a window serving a landing at first floor level and the rear doorway at ground floor level.
- 11.5 The first floor window can reasonably be required to be obscurely glazed by condition therefore, without adversely affecting the residential amenity of the future occupiers of those plots. Such a condition is attached to the recommendation. On that basis, the separation distance to be retained is considered to be sufficient to preserve the residential amenity of the future occupiers of each of the affected plots and accounts for the approximately 2 metre difference in land levels between the plots (as demonstrated by the section plan submitted with the application).
- 11.6 A sufficient separation distance would be retained between the rear elevations of plots 4 and 5 and the corresponding gable elevation of plot 8 to ensure that the amenity of the future occupiers would be preserved, subject to a condition requiring the openings in the gable of plot 8 (bathroom window at first floor, secondary window to a lounge at ground floor being obscurely glazed). Likewise, subject to a condition requiring the windows in the gable of plot 12 to be obscurely glazed, the separation distance to be retained to plots 14 and 500 would be sufficient to ensure that the amenity of the future occupiers would be preserved.
- 11.7 The plans indicate that a separation distance in excess of 30 metres would be retained between the northern gable of the dwelling at plot 17 within the proposed development and the corresponding rear elevations of the properties to the north of the site which front on to Fields Farm Road. The separation distance to be retained would account for the significant

drop in levels between those adjacent properties and the application site and ensure that there would be no unreasonable overlooking into or overshadowing of either the proposed dwelling or the existing properties in that relationship.

- 11.8 Following the amendment to the layout and subject to the safeguarding of the relationship between some of the buildings through a requirement to obscurely glaze certain openings, it is considered that the proposals would not result in an adverse impact on the residential amenity of existing neighbouring properties or the future occupiers of the proposed development.

12.0 HIGHWAY SAFETY

- 12.1 The proposed development would be accessed via connections to Waterside in the south eastern corner and Bankside in the south western corner of the site. Properties on the eastern edge would be served by driveways accessed directly from Waterside. The 4 plots on the southern edge of the development would be served by the proposed access of Waterside and units 17 and 18 would be served by the proposed access from Bankside.
- 12.2 The Transport Statement with the outline application covered this site and the other 8 plots included within phase 4 of the redevelopment of this part of Hattersley. Cumulatively, the Transport statement modelled the impact of 247 units across those sites, resulting in an anticipated 141 two way movements during the AM peak and 143 two way movements during the PM peak period.
- 12.3 The reserved matters approvals granted on the other 8 sites within the phase total 135 units. This would be increased to 150 units with the approval of this application. Clearly therefore, the number of units that has been approved is substantially lower than the density of development modelled at the outline stage.
- 12.4 Given this situation and that the above trip generation across the parcels was considered to be acceptable at the outline stage, it is considered that there is no evidence to suggest that this proposal individually, or taken cumulatively with the other plots, would result in a detrimental impact on highway capacity. This assessment is corroborated by the lack of objection from Highways England or the Local Highway Authority to this element of the proposals.
- 12.5 Following revisions to the layout to improve pedestrian connectivity in the vicinity of the access to be created onto Waterside, The Local Highway Authority has not raised any objections to the proposals, subject to a number of conditions. A construction environment management plan was required to be submitted and approved by condition 12 of the outline planning permission and therefore does not need to be re-imposed.
- 12.6 A condition requiring full details (including construction materials, levels and details of drainage infrastructure) of the construction of the new sections of the access road, parking areas and associated highway can be secured by condition to ensure that the proposed means of access preserves highway safety.
- 12.7 Condition 17 of the outline planning permission did require details of any external lighting to be approved prior to installation. This is considered to be sufficient for this scheme, given that the only detached parking area would be limited to the spaces serving plots 17 and 18, which would overlook the access road leading to those spaces.
- 12.8 The scheme makes provision for 2 car parking spaces per dwelling, meeting the requirements of the Residential Design Guide. In addition to the on plot provision, with 2 car parking spaces also be provided for occupiers of existing residents on Bankside, with an additional visitor parking space also provided adjacent to plots 17 and 18 of the development.

- 12.9 Whilst the concerns of the objector are noted, given the constrained width of the existing access road which runs adjacent to nos 1 and 3 Waterside, cars parked in that location would currently have to reverse back on to Bankside, as bollards prevent access to the hardstanding area at the eastern end of Bankside, which forms part of the application site.
- 12.10 The provision of the two new spaces in the layby proposed on the southern side of Bankside would create additional space for turning and would therefore be an improvement on the existing situation, with only 2 dwellings in the proposed development using Bankside for access. It is also the case that parking is unrestricted on the main part of Bankside. Within this context, it is considered that the proposal makes adequate provision for car parking and would not result in a harmful loss of parking capacity for existing residents.
- 12.11 A condition can be attached to any planning permission granted requiring the provision of secured cycle storage to further mitigate the impact of the development in this regard, as suggested by TfGM in their consultation response to the application. The location of the secured storage within each plot is shown on the revised layout plan, a full specification of which is required by the recommended condition. The amendment to include tactile paving on either side of the proposed access on Waterside would improve the legibility of this junction and pedestrian connectivity to the existing stepped footway to the south of the access point, in line with their comments.
- 12.12 Given the presence of an existing footway on the northern side of the section of Bankside to be utilised to provide entry to the western part of the proposed development and the fact that this access would only serve 2 dwellings, it is considered that further footway improvements are not required to make the scheme acceptable in planning terms.
- 12.13 On the basis of the above assessment and given the relatively low density of the scheme, it is considered that the proposals would not result in a severe impact on highway safety. In accordance with the guidance contained within paragraph 109 of the NPPF, planning permission should not be refused on highway safety grounds.

13.0 FLOOD RISK/DRAINAGE

- 13.1 The site is in Flood Zone 1 and is therefore considered to be at a lower risk of flooding. United Utilities have raised no objections to the proposals. Condition 10 of the outline planning permission required the submission and approval of a sustainable system for draining surface water from the site and condition 9 requires that surface and foul water are drained from the site via different systems. These conditions do not need to be re-applied at this reserved matters stage.

14.0 LANDSCAPING

- 14.1 The applicant has submitted details of the proposed hard and soft landscaping schemes associated with the development. The species mix on this parcel include Field Maple, Silver Birch and Hornbeam and the plans detail the location of shrub and hedge planting and areas to be grassed. Details are also provided in relation to the number of each type of species to be planted, their height on planting and protection of the hedge and tree planting to be installed.
- 14.2 The Tree Officer has no objections to the proposals. The scheme would include the planting of trees and hedgerows to soften the impact of the parking areas to the front of the properties and provide definition to the corners of the development. Subject to a condition requiring the implementation of the landscaping scheme prior to occupation of the development and stipulating on-going management requirements, the soft landscaping scheme is considered to be acceptable.

- 14.3 In relation to hard landscaping, the plans indicate that the pedestrian accesses to the majority of properties would be constructed from block paving, which would continue around the external edges of the dwellings. Pennant grey block paviors would be used to treat the surface of the access road connecting to Waterside. These materials are considered to be acceptable, with tarmac limited to the driveways of the properties and the extended access road connecting to Bankside, ensuring that the soft landscaping would be sufficient to reduce the prominence of the engineering works associated with the access arrangements.
- 14.4 Following the above assessment, the soft and hard landscaping proposals are considered to be acceptable.

15.0 OTHER MATTERS

- 15.1 A condition requiring an investigation into sources of contamination on the site was attached to the outline planning permission (condition 7) and therefore does not need to be re-imposed at the reserved matters stage. The Coal Authority has confirmed that it has no objections to the proposals as the site is considered to be low risk in relation to the legacy of coal mining.
- 15.2 In relation to ecology, the applicant has provided an Ecological assessment in support of the application. The Greater Manchester Ecology Unit has raised no objections to the proposals, subject to the imposition of a number of conditions. The risk of harm to bats during and as a result of the development of the site is considered to be limited, subject to the incorporation of a sensitive lighting scheme. This matter can be addressed through the information required to discharge condition 17 of the outline planning permission. The risk to amphibians and reptiles is considered limited, subject to a condition requiring details of the Reasonable Avoidance Measures to be implemented during the construction phase of the development to prevent harm to common amphibians.
- 15.3 The survey indicates that a precautionary survey of the site in relation to badger activity should be undertaken and details of the Reasonable Avoidance Measures to avoid harm to badgers reptiles, common amphibians and hedgehogs during the construction phase of the development. Subject to these matters being secured by condition, GMEU has raised no objections to the proposals.
- 15.4 Clough at Hattersley Site of Biological importance (SBI) is located approximately 0.08 km to the north of the proposed development site. Given the close proximity of the locally designated area, GMEU consider that an environment management plan relating to the construction phase of the development should be submitted prior to the commencement of development. This condition is considered reasonable and is attached to the recommendation.
- 15.5 The survey includes a plan (ref. G7710.002) which indicates the location and specification of bat tubes, wall-mounted bat shelters, swift boxes and an urban bee nester to be installed across the scheme. A condition securing compliance with these details would be sufficient to ensure that the proposals would comply with the requirements of paragraph 175 of the NPPF.
- 15.6 Condition 8 of the outline planning permission requires the trees to be retained on the site/adjacent to the site boundaries to be protected to the relevant British Standard. A condition limiting the timing of tree/vegetation removal to avoid harm to nesting birds can be attached to the decision notice.
- 15.7 In relation to designing out crime, Greater Manchester Police (GMP) have reviewed the Crime Impact Statement submitted with the planning application. The fact that the properties would be orientated to provide active frontages to the northern and eastern boundaries and to the internal access roads within the development is considered to be a

positive element of the proposed design. Whilst there would be an alleyway leading to the rear of plot 8 (to allow for bins to be collected), this would be accessed from the front of the plots and would be overlooked by properties on the opposite side of Waterside.

- 15.8 GMP has not objected to the proposals but has made a number of suggested revisions to the proposals to further reduce the risk of crime. It is considered that the difference between 2.1 metre high boundary fencing (as suggested by GMP) and the 1.8 metre high fencing proposed in the application would not reduce the risk of crime to a degree that would warrant refusal of the proposals, given that the orientation of the plots allows surveillance of the roads adjacent to and within the site.
- 15.9 Whilst it is the case that rear boundaries of the properties at the southern edge of the development would adjoin open land, the established tree belt on that boundary is to be retained as part of the development and re-orientation of those units would likely lead to a reduction in the number of units that could be accommodated on the site. Whilst the car parking space for plot 12 (11 in the original layout) would be located to the rear of that property, it would be directly overlooked by the dwellings at plots 14 and 15.
- 15.10 Whilst the car parking spaces serving plots 17 and 18 (16 and 17 in the original proposal) is separated from those units, the dwellings on those plots would overlook the access route leading to the spaces. The proposed layout works with constraints of the site, where level changes and a habitable room window in the gable of no. 3 Bankside prevent the proposed units being re-sited to a significant degree. GMP recommend that a condition requiring Secured by Design accreditation to be achieved be attached to any planning permission granted. Given the issues identified, officers consider that it is reasonable to impose a condition requiring compliance with the measures listed in the Security Strategy (Section 7) of the Crime Impact Statement is attached to the recommendation.
- 15.11 In relation to bin storage, there is considered to be sufficient space within each of the plots to ensure adequate provision for each dwelling. The details of the exact location and means of enclosure must be submitted and approved in order to comply with condition 14 of the outline planning permission.
- 15.12 The applicant has confirmed that they own all of the land within the red line boundary, as suggested by the certificate completed on the application form. It has been confirmed that the existing fencing on the boundary of the adjacent property at no. 3 Bankside would remain in place (as is suggested on the submitted plans). Access to the neighbouring properties would remain possible from Bankside. Any alternative right of access over land within another party's ownership is a civil matter and not a material planning consideration.

16.0 CONCLUSION

- 16.1 The principle of residential development on the site was established at the outline stage. Given the land levels changes on and the site and the character of surrounding development, the density of development is considered to be acceptable.
- 16.2 The proposed layout would preserve the character of the site and surrounding area and would positively contribute to the wider regeneration of this part of Hattersley. Following amendments to the proposals, it is considered that the revised scheme would maintain highway safety, preserve the residential amenity of neighbouring residents and the proposed soft and hard landscaping schemes are considered to be appropriate.
- 16.3 There are no objections to the proposals from the statutory consultees in relation to highway safety, flood risk/drainage, landscaping, contaminated land or any of the other material considerations.
- 16.3 Following the above assessment, the amended scheme is considered to accord with the relevant national and local planning policies quoted above.

RECOMMENDATION

Grant planning permission, subject to the following conditions:

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

1:500 Site location plan (drawing number 483-P-LP19-01)
Proposed site plan (drawing number 483-P-PL-01 Rev. 6)
Proposed external levels plan (drawing number 483/ED/03 Rev. G)
Proposed widening of existing turning head plan (drawing number 483/ED/06 Rev. B)
Proposed boundary treatments layout plan (drawing number 483-P-BTL-01 Rev. 4)
Proposed hard landscaping layout plan (drawing number 483-P-HLL-01 Rev. 4)
Proposed materials layout plan (drawing number 483-P-ML-01 Rev. 5)
Proposed sections A- C plan (drawing number 483-P-S-01 Rev. 3)
Proposed section D plan (drawing number 483-P-S-02 Rev. 1)
Proposed storey heights plan (drawing number 483-P-SH-01 Rev. 3)
Proposed street scenes plan (drawing number 483-P-SS-01 Rev. 1)
Proposed boundary treatment details plan (drawing number 483-P-BTD-01)
Proposed Amber Classic plans and elevations (End) (Drawing no. 01)
Proposed Brandon (Mid) plans and elevations (End) (Drawing no. 01)
Proposed Brandon (End) plans and elevations (End) (Drawing no. 01)
Proposed Kenley Classic (End) plans and elevations (End) (Drawing no. 01)
Proposed Maidstone Classic (End) plans and elevations (End) (Drawing no. 01)
Proposed Moresby Classic (End) plans and elevations (End) (Drawing no. 01)
Ecological Assessment produced by The Environment Partnership (dated July 2019)
Proposed soft landscaping plan Drawing no. c-1709-01 Rev. C

2. No development shall commence until details of the construction of the vehicular and pedestrian access arrangements to serve the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans of the access (including sections and existing and proposed ground levels) indicating the visibility splays to be achieved on either side of the proposed access into the existing highway. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
3. The materials to be used in the construction of the external elevations of the buildings, boundary treatments and hard surfaced areas shall be carried out in accordance with the details shown on the following approved plans:

Proposed materials layout plan (drawing number 483-P-ML-01 Rev. 5)
Proposed hard landscaping layout plan (drawing number 483-P-HLL-01 Rev. 4)
Proposed boundary treatments layout plan (drawing number 483-P-BTL-01 Rev. 4)

The development shall be retained as such thereafter.

4. No development shall commence until a precautionary survey in relation to badger activity on the site has been undertaken and a method statement detailing any necessary mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The approved mitigation measures shall be implemented on the first commencement of development and shall be retained as such thereafter.
5. The car parking spaces to serve each dwelling as part of the development hereby approved shall be laid out as shown on the approved site plan (drawing number 483-P-PL-01 Rev. 6) prior to the first occupation of that dwelling and shall be retained free from obstruction for their intended use thereafter. Driveways shall be constructed on a level which prevents

displacement of materials or surface water onto the highway and shall be retained as such thereafter.

6. The boundary treatments to be installed on each of the plots within the development hereby approved shall be installed in accordance with the details as shown on Proposed boundary treatments layout plan (drawing number 483-P-BTL-01 Rev. 4) prior to the occupation of that dwelling. The brickwork used in the construction of the boundary walls and piers shall match in colour and external appearance the materials detailed on approved (drawing number 483-P-ML-01 Rev. 5) (materials plan). The railings shall be painted black (RAL9005) and shall be retained as such thereafter.
7. The approved scheme of soft landscaping scheme detailed on approved Drawing no. c-1709-01 Rev. C shall be implemented in accordance with the approved details 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 biodiversity enhancement measures to serve the development hereby approved shall be installed in accordance with the details shown on drawing no. G7710.002 contained within the Ecological Assessment produced by The Environment Partnership submitted with the planning application (dated July 2019) (including the specification of the installations and their location within the development), prior to the first occupation of any of the dwellings. The development shall be retained as such thereafter.
9. Prior to the occupation of the dwellings located on plots 7, 12, 17 and 18 of the development hereby approved (as labelled on approved layout plan Drawing no. drawing number 483-P-PL-01 Rev. 6), the windows in the following elevations of those units shall be fitted with obscured glazing (meeting Pilkington Standard Level 3 in obscurity as a minimum) and shall be non-opening below a height of 1.7 metres above the internal floor level of the room that they serve:
 - Ground and first floor windows in south western gable elevation of plot 7
 - Ground and first floor windows in north western gable elevation of plot 8
 - First floor window in south eastern elevation of plot 12
 - First floor window in north eastern (rear) elevation of plot 17
 - First floor window in north eastern (rear) elevation of plot 18

The development shall be retained as such thereafter.

10. The development hereby approved shall be carried in accordance with the measures listed in the Security Strategy (Section 7) of the Crime Impact Statement v 1.0 (dated July 2019) submitted with the planning application and shall be retained as such thereafter.
11. The biodiversity enhancement measures to serve the development hereby approved shall be installed in accordance with the details shown on drawing no. G7710.002 contained within the Ecological Assessment produced by The Environment Partnership submitted with the planning application (dated July 2019) (including the specification of the installations and their location within the development), prior to the first occupation of any of the dwellings. The development shall be retained as such thereafter.
12. No development shall commence until an Environmental Construction Method Statement detailing how pollution of Clough at Hattersley Site of Biological Importance (located to the north of the site) is to be avoided during the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The details

shall include dust, noise and odour control measures and details of how materials/chemicals are to be stored during the construction phase of the development. The development shall be carried out in accordance with the approved details.

13. No development shall commence until details of Reasonable Avoidance Measures to be employed in order to mitigate the impact of the construction phase of the development hereby approved on badgers reptiles, common amphibians and hedgehogs has been submitted to and approved in writing by the Local Planning Authority. The measures to be implemented shall include the following:

- Should any trenches or excavations be required, an escape route for animals that enter the excavation must be provided, especially if left open overnight. Ramps should be no greater than 45 degrees in angle. Ideally any holes should be securely covered. This will ensure no animals are trapped during works.
- All excavations left open overnight or longer should be checked prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.
- Contractors should be observant for protected species and should any species be found during works, then works should cease immediately and advice sought from a suitably qualified ecologist.

The mitigation measures shall be implemented in accordance with the approved details prior to the commencement of development and shall be retained in force as such for the full duration of the construction works.

14. No development shall commence until a precautionary survey in relation to badger activity on the site and a method statement detailing any necessary mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The approved mitigation measures shall be implemented on the first commencement of development and shall be retained as such thereafter.

15. None of the dwellings hereby approved shall be occupied until scaled elevation plans of the secured storage for bicycles within each of the plots of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided for each dwelling in accordance with the approved details, in the locations indicated on approved plan ref. 483-P-PL-01 Rev. 6 prior to the occupation of that dwelling and shall be retained as such thereafter.