

**Application Number** 19/00899/REM

<b>Proposal</b>	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. 16/00945/OUT.
<b>Site</b>	Land off Bunkers Hill Road, Hattersley
<b>Applicant</b>	BDW Trading Limited (Operating as Barratt Manchester)
<b>Recommendation</b>	Grant planning permission subject to conditions.
<b>Reason for Report</b>	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. 16/00945/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;
  - Planning Statement; and,
  - Transport Statement.

## **2.0 SITE & SURROUNDINGS**

- 2.1 The application relates to land on the western side of Bunkers Hill Road in Hattersley. Residential properties face the northern boundary and there are neighbouring properties immediately adjacent to the south eastern corner of the site. A children's nursery is located on land to the south west of the site. A footway running parallel with Stockport Road runs adjacent to the north western boundary of the site, which is demarcated by a low rise timber rail fence. Land levels across the site are relatively flat.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 16/00945/OUT - Outline application (All matters reserved) for the residential development of 0.40 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 2: Achieving sustainable development
- Section 5: Delivering a sufficient supply homes
- Section 8: Promoting healthy communities
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 15: Conserving and enhancing the natural environment

#### 4.8 **Planning Practice Guidance (PPG)**

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

#### 5.0 **PUBLICITY CARRIED OUT**

- 5.1 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 – No objections to the proposals. The detailed landscape plan submitted with the application indicates that a suitable soft landscaping scheme will be implemented as part of the proposed development.
- 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 requiring compliance with the mitigation measures detailed in the Ecological Appraisal submitted with the planning application and the inclusion of biodiversity enhancements as part of the development. Consideration should be given to replacing the Cherry Laurel proposed as part of the landscaping scheme with a species more beneficial to wildlife.
- 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 – no objections to the proposals subject to the imposition of a condition requiring the implementation of the crime reduction measures detailed in the crime impact assessment submitted with the planning application.
- 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 Local Highway Authority – no objections to the proposals. Recommend that conditions requiring the parking provision indicated on the submitted plans to be laid out prior to the occupation of any of the dwellings, the submission of street lighting details, the submission of a construction environment management plan, the retention of adequate visibility splays and the provision of cycle storage are attached to any planning permission granted. Conditions are also requested requiring the submission of a condition survey of the highway and details of the access arrangements serving the development.

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

- 7.1 No representations have been received.

## **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 38 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 has been amended to create a more active frontage to the north western boundary of the site with Stockport Road and also a softer treatment to that edge of the development through revisions to the access arrangements. In the original scheme, a large turning head was proposed on that frontage, with access roads extending to the properties facing that boundary. This layout resulted in an engineered appearance to the Stockport Road frontage and required the front elevations of the units to be set further back from the boundary than was considered to be necessary.
- 10.2 The relocation of the turning head to the central part of the development has allowed those units to be pushed closer to the north western boundary. This has provided a stronger frontage to Stockport Road and removed highway and parking infrastructure from this part of the site, allowing for a softer landscaped edge to the development.
- 10.3 This amendment has retained a layout that provides active frontage to the internal access road within the development and includes units that would face the entrance to the development from Bunkers Hill Road. Those units would be set back from the south eastern boundary of the site, allowing for a soft landscaped edge to that part of the development, respecting the open character of the land on the opposite side of Bunkers Hill Lane.
- 10.4 All of the dwellings across the site would be 2 storeys in height, reflecting the predominant scale of the existing development to the north and south east of the site. The palette of materials to be used would include dark red bricks to the elevations with a darker brick to highlight detailing, resulting in a uniformity across the different house types within the development.
- 10.5 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.
- 10.6 In relation to boundary treatments, 1.2 metre high railings and hedgerows would demarcate the eastern edge of the development along Bunkers Hill Road and the boundary of the site adjacent to Stockport Road. A 1.8 metre high brick wall would be used to treat the western boundary of the garden associated with plot 1, facing the Stockport Road of the site. Following a revision to treat the boundary of the car parking area in the south eastern corner of the site with railings, close boarded timber fencing would be limited to the side and rear boundaries of the plots in the southern portion of the site.

- 10.7 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 A 14 metre separation distance would be retained between the northern gable of the units in the north western corner of the site and the corresponding elevations of the existing properties that face the northern boundary of the site. Given that the elevations of the proposed units in that relationship would not contain any openings, this relationship accords with the RDG and would prevent harmful overlooking into or overshadowing of those neighbouring properties.
- 11.3 A sufficiently oblique relationship would be retained between the northern gable elevation of the units proposed in the north eastern corner of the site and the corresponding elevations of the properties at 70-76 Bunkers Hill Road to ensure that the scheme would not result in an adverse impact on the residential amenity of those neighbouring properties.
- 11.4 Likewise, a sufficiently oblique relationship would be retained between the south eastern elevation of plot 5 and the corresponding rear elevation of the neighbouring property at 106 Bunkers Hill Road to the south east of the site to prevent any adverse overlooking into or overshadowing of that neighbouring property.
- 11.5 The units proposed in the southern portion of the site would back on to the common boundary between the land and the children's nursery located to the south west. It is considered that the building associated with the neighbouring use is set a sufficient distance off the common boundary to ensure that no adverse impact would result to either the existing use or the residential amenity of the future occupiers of the proposed development.
- 11.6 The closest properties to the north west of the site are located on the opposite side of Stockpot Road. Given the separation distance to be retained and substantial width of the highway within the intervening space, it is considered that the proposed development would not result in an adverse impact on the residential amenity of any of those neighbouring properties.
- 11.7 The proposed layout would adequately preserve the amenity of the future occupiers of the development. The corresponding openings in the side elevations of the units in the southern portion of the plot would either be secondary windows or would serve non-habitable rooms. These windows could reasonably be required to be obscurely glazed therefore, to prevent any unreasonable overlooking. The units in the north western portion of the site would present blank gables to the internal access road, facing the plots to the south of the highway. One of the units in the block of six dwellings proposed to the north of the access road would directly face units 4 and 5 on the opposite side of the highway. In both relationships, the separation distance would be sufficient to prevent any unreasonable overlooking into or overshadowing of any of the affected units.
- 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 a connection from Bunkers Hill Road, in the south eastern corner of the site. The Local Highway Authority has not raised any objections in relation to the safety of the proposed access arrangements. The junction between the proposed access road and Bunkers Hill Road would be relatively close to the existing Bunkers Hill Road/Bretland Gardens junction. However, the proposed access point would be positioned on a relatively straight section of Bunkers Hill Road, ensuring that adequate visibility splays could be achieved in order to maintain highway safety.
- 12.2 A Transport Statement has been submitted in support of the planning application, which uses TRICS analysis to anticipate that a total of 9 trips to and from the development would occur in both the AM and PM peak periods. This represents a relatively low volume of additional traffic on the highway within the context of the fact that the area is residential character. This assessment is reflected by the lack of objection from the Local Highway Authority in relation to the impact of the development on the capacity of the highway network.
- 12.3 A condition requiring full details (including construction materials, levels and visibility splays) of the construction of the proposed access arrangements can be secured by condition to ensure that the proposed means of access preserves highway safety.
- 12.4 Condition 17 of the outline planning permission requires details of any external lighting to be approved prior to installation and therefore this requirement does not need to be re-imposed at the reserved matters stage. Likewise, condition 12 of the outline planning permission requires details of the measures to be put in place to manage the environmental and traffic impacts of the construction phase of the development and as such a condition to this effect does not need to be added to any reserved matters approval.
- 12.5 A condition can be attached to any planning permission granted requiring the provision of secured cycle storage as requested by the Local Planning Authority. Such a condition is considered to be reasonable in order to encourage connectivity to Hattersley railway station, given that the site is more than 1 kilometre (i.e. beyond reasonable walking distance) from the station.
- 12.6 The conditions requiring the submission of a highway condition survey is considered not to be reasonable as any damage caused to the adopted highway during the construction phase of the development or once the dwellings are occupied can be addressed under powers available to the Council as Local Highway Authority.
- 12.7 The scheme makes provision for 2 car parking spaces per dwelling, meeting the requirements of the Residential Design Guide in this regard.
- 12.8 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 detrimental impact on highway safety or a severe impact on highway capacity. 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 Rowan 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 eastern and western edges of the development and the parking courts within 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 properties would be constructed from block paving, which would continue around the external edges of the dwellings. The proposed treatment is considered to be acceptable, with tarmac limited to the driveways of the properties and the highway, 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 Appraisal 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, as are the potential risks to amphibians and reptiles.
- 15.3 The survey includes a number of mitigation measures to be employed during the construction phase of the development to ensure that harm to protected species is avoided. Compliance with these measures can be secured by condition.
- 15.4 The survey includes a plan (ref. D7830.01.001) which indicates the location and specification of bat tubes, wall-mounted bat boxes, swift nest boxes and a hedgehog nest box 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.
- 15.5 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.

- 15.6 In relation to designing out crime, a Crime Impact Statement (CIS) has been submitted with the planning application. Whilst there would be communal car parking areas within the development, those in the northern portion of the site would be directly overlooked by the dwellings proposed in that part of the site. A parking court is also proposed in the south eastern corner of the development which would be more isolated but following revisions to soften the boundary treatment, would be visible in public views from the entrance to the site and the entrance to the parking area would be overlooked by one of the units on the northern side of the access road.
- 15.7 Greater Manchester Police (GMP) have reviewed the proposals and have not raised any objections, subject to a condition requiring the implementation of the crime reduction measures detailed within the submitted CIS. Such a condition is attached to the recommendation.
- 15.8 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.

## **16.0 CONCLUSION**

- 16.1 The principle of residential development on the site was established at the outline stage. Given the character of surrounding development, the density of development is considered to be acceptable.
- 16.2 Following amendments to the proposals, it is considered that the proposed layout would preserve the character of the surrounding area and would positively contribute to the wider regeneration of this part of Hattersley. 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.
- 16.4 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 no. 484-P-LP-01)  
Proposed planning layout plan (Drawing no. 484-P-PL-03 Rev. 03)  
Proposed boundary treatments layout plan (Drawing no. 484-P-BTL-01 Rev. 2)  
Proposed landscaping layout plan (Drawing no. 484-P-HLL-01 Rev. 2)  
Proposed refuse strategy plan (Drawing no. 484-P-RSL-01 Rev. 01)  
Proposed materials layout plan (Drawing no. 484-P-ML-01 Rev. 2)  
Proposed storey heights plan (Drawing no. 484-P-STL-01 Rev. 2)  
Proposed external levels plan (Drawing no. 484/ED/02 Rev. A)

Proposed streetscene plan (Drawing no. 484-P-SS-00)  
Proposed sections plan (Drawing no. 484-P-SS-00 Rev. 1)  
Proposed Maidstone Classic plans and elevations (Drawing no. 01)  
Proposed Kenley Classic (End – hipped) plans and elevations (Drawing no. 01)  
Proposed Amber Variant (End) plans and elevations (Drawing no. 01)  
Proposed Amber Variant (Mid) plans and elevations (Drawing no. 01)  
Proposed soft landscaping details plan  
Ecological Assessment produced by The Environment Partnership (ref. 7830.002 Version 1.0) dated November 2019

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 484-P-ML-01 Rev. 2)  
Proposed hard landscaping layout plan (drawing number 484-P-HLL-01 Rev. 2)  
Proposed boundary treatments layout plan (drawing number 484-P-BTL-01 Rev. 2)

The development shall be retained as such thereafter.

4. 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 484-P-PL-03 Rev. 03) 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.
5. 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 484-P-BTL-01 Rev. 2) 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 drawing number 484-P-ML-01 Rev. 2 (materials plan). The railings shall be painted black (RAL9005) and shall be retained as such thereafter.
6. The approved scheme of soft landscaping scheme detailed on the approved soft landscaping plan 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.
7. The biodiversity enhancement measures to serve the development hereby approved shall be installed in accordance with the details shown on drawing no. D7830.01.001 contained within the Ecological Assessment produced by The Environment Partnership submitted with the planning application (dated November 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.

8. Prior to the occupation of the dwellings located on plots 1, 2, 3 and 5 of the development hereby approved (as labelled on approved layout plan Drawing no. drawing number 484-P-PL-03 Rev. 03), 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:
- eastern (gable) elevation of plot 1
  - western (gable) elevation of plot 2
  - eastern (gable) elevation of plot 3
  - western (gable) elevation of plot 4
  - eastern (gable) elevation of plot 5

The development shall be retained as such thereafter.

9. 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 August 2019) submitted with the planning application and shall be retained as such thereafter.
10. None of the dwellings hereby approved shall be occupied until scaled plans showing the location of secured storage for bicycles within each of the plots of the development hereby approved and elevation plans of the storage facilities 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, prior to the first occupation of that dwelling and shall be retained as such thereafter.
11. The development shall be carried out in accordance with the mitigation measures in Ecological Appraisal submitted with the application.
12. No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless otherwise agreed in writing with the Local Planning Authority.