

**Application Number** 20/00323/FUL

**Proposal** Demolition of existing care home, erection of 42no 1B2P flats within a 3 storey block including associated landscape and parking works.

**Site** Emmanuel Court, Henrietta Street, Ashton-Under-Lyne, Tameside OL6 8PH

**Applicant** Southway Housing Trust

**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 full planning permission for the demolition of the existing care home (C2) which accommodated 29no. one bedroom apartments and studios on the site and the construction of a replacement 3-storey building comprising of 42no. affordable apartments.
- 1.2 The apartments would be designed to DCLG Technical Standards measuring between 39 and 47sqm. The accommodation would be designed to age friendly specifications, it includes a living room/diner kitchen, a double bedroom and separate bathroom. Ground floor apartments would have direct/independent access with the upper floors served by a communal corridor accessed from a lift or stairwell.
- 1.3 The accommodation would be provided on an affordable rent basis managed through the applicant, Southway Housing Trust, who are a registered social housing provider. The accommodation would be made available to qualifying persons aged over 55 years.
- 1.4 The accommodation would be developed as a single block. Floor levels would be consistent across each level but the footprint and ridge height would taper to address the site layout. Exact details have not been confirmed but this will be reliant on a brick and roof material to reflect the surrounding areas. Windows and doors opening would be aluminium coloured anthracite grey.
- 1.5 A secure enclosed communal garden area would be provided and there would be 14 dedicated car parking spaces within the site. It is also proposed to provide an additional 6 spaces on Henrietta Street via a Grampian condition. Dedicated bike, mobility scooter and bin storage is proposed within, and outside of the building. A lift would be provided within the building to provide full mobility access.
- 1.6 Vehicle access would be taken via the present arrangement off Elizabeth Street, in addition it would remain that there would be direct pedestrian access from Henrietta Street.
- 1.7 The applicant has provided a full plans package, in addition to the following technical documents in support of the planning application:
  - Arboricultural report
  - Coal Mining Risk assessment

- Crime Impact Statement
- Design and Access Statement
- Phase I Ground investigation report
- Planning Statement
- Preliminary Ecology Survey
- Surface Water Drainage Calculations
- Transport Statement

## **2.0 SITE & SURROUNDINGS**

- 2.1 The application site is currently occupied by Emmanuel Court, a part 3 storey part 2 storey redbrick building which is operated as a care home by the applicant. The building comprises of 29no. 1 person flats/studios.
- 2.2 The property sits within grounds which measure approximately 0.2 hectares in area, is triangular in shape which tapers to the north. Henrietta Street runs parallel to the eastern boundary and provides the main pedestrian entrance. Vehicle access is taken from the rear via Elizabeth Street, a gated car park provides parking for 8 vehicles, beyond this is a private enclosed communal garden.
- 2.3 Ashton Town Centre is located directly to the south of the site and is within a convenient walking distance. The surrounding area is residential in character, Henrietta Street being an attractive tree lined road which supports good examples of Victorian housing stock. A pedestrian footpath runs along the rear/eastern boundary which connects Elizabeth Street to Henrietta Street via Ashurst Gardens. Ashurst Gardens comprises of a series of bungalows several which front onto the footpath.
- 2.4 Public transport is immediately provided, a bus stop is located directly outside of Emmanuel Court, on Henrietta Street. The bus service provides access to Ashton Town Centre to the south and runs twice per hour. Furthermore, Ashton-under-Lyne Railway Station is located 0.4 miles to the south of the site and can be accessed within a 10-minute walk.

## **3.0 PLANNING HISTORY**

- 3.1 None relevant to the determination of this planning application.

## **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 Ashton
- 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; and,  
1.12: Ensuring an Accessible, Safe and Healthy Environment.

#### 4.5 **Part 2 Policies**

H2: Unallocated sites  
H4: Type, size and affordability of dwellings  
H5: Open Space Provision  
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**

Greater Manchester Spatial Framework - Publication Draft October 2018;

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

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

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

Section 2: Achieving sustainable development;  
Section 8 Promoting healthy and safe communities;  
Section 11: Making efficient use of land;  
Section 12: Achieving well designed places; and,  
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.

## **6.0 RESPONSES FROM CONSULTEES**

6.1 Coal Authority – No objections to the proposals, the content and conclusions of the Coal Mining Risk Assessment Report, dated 27 January 2019 are sufficient for the purposes of the planning system in demonstrating that the application site is safe and stable for the proposed development.

6.2 Contaminated Land Officer – Based on the information currently known about the site, the EPU has no objection to the proposed development from a contaminated land perspective. The reporting undertaken to date includes a desk study. This has identified that site investigations will be required at the site to determine the ground conditions and whether any remedial works are needed. As a consequence, further investigations and also a remedial strategy report are required prior to any construction works commencing. These matters can be suitably addressed by a condition.

6.3 Environment Health - No objections to the proposals subject to conditions requiring details of the storage and collection of refuse associated with the development to be submitted and approved and limiting the hours of work during the construction phase of the development.

6.4 Highway Authority – no objections to the proposals, subject to conditions requiring the laying out of the car parking spaces as indicated on the approved plans prior to occupation of the development, details of an external lighting scheme and the submission and approval of a condition survey of the highway. Confirm support to a Grampian condition to revisit existing Traffic Regulation orders on Henrietta Street to allow provision of further on-street parking.

6.5 Housing Growth – Fully supportive of the proposals for a new build redevelopment. The existing property does not meet modern standards. There is a recognised need for older person's accommodation within the Borough with a current waiting list of 370 applicants. The proposals will provide good quality accommodation which will help to meet this demand.

6.6 Greater Manchester Archaeology Advisory Service – Confirm they are satisfied that the proposed development does not threaten the known or suspected archaeological heritage. On this basis there is no reason to seek to impose any archaeological requirements upon the applicant.

6.7 Greater Manchester Ecological Unit - No objections to the proposal subject to provision of biodiversity enhancement identified within the submitted ecological report being implemented within the development.

6.8 Greater Manchester Police (Design Out Crime Officer) – No objections, recommend that a condition to reflect the physical security specifications set out in the Crime Impact Statement should be added.

6.9 LLFA – Identify that the submitted drainage strategy does not demonstrate how the SuDs hierarchy has been followed. Advise on measures which need to be addressed.

- 6.10 Tree Officer – No objections to the proposals as most of the existing significant vegetation is to be retained and the proposed new tree planting and landscaping would be appropriate to the scheme. Exact details of proposed landscaping scheme and details of maintenance should be secured by condition.
- 6.11 United Utilities – No objections to the proposals, surface water should be drained in accordance with the drainage hierarchy that foul and surface water should be drained from the site via separate mechanisms. No objections subject to conditions.

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

7.1 A total of 10 letters of representation have been received from 7 different addresses. With the exception of one representation which makes comment on the application all other responses object to the proposals. The concerns raised are summarised as follows:

- Concerns over the scale of the development and influence upon properties adjacent to the site resulting in a loss of light;
- Development not in-keeping with the local character and would set an undesirable precedent;
- Concerns over contaminated materials (asbestos) within the building and how this will be safely removed;
- Concerns over the occupation of the building;
- Noise disturbance from the demolition of the building;
- The applicant has shown a lack of responsibility by not consulting with residents prior to the submission;
- The massing of the proposed building is not comparable to existing properties, this will have a detrimental effect on the street-scape;
- The existing building is incongruous and does not match the design or vernacular of the older buildings; the new proposal is even worse, increasing both the height and the massing;
- Overlooking/loss of privacy to existing residents;
- Traffic/parking/highways safety concerns On Henrietta Street, Elizabeth Street and Pine Street;
- Criticism that the application has been submitted during the Covid Pandemic / Lockdown, this experience has limited local residents from discussing the proposals collectively;
- Concerns about Contractors parking during construction;

## **8.0 BACKGROUND**

8.1 Southway Housing Trust purchased the building from Riverside as a sheltered scheme with tenants in occupation. The 1970s building requires significant improvements and is outdated for the type of accommodation it provides. The predominant unit type is a 30m<sup>2</sup> bedsit studio which has become progressively hard to let as single residents generally want accommodation with a double bedroom. Communal areas are institutional, with amenity and circulation space poor. The old communal heating system also needs urgent replacement.

## **9.0 ANALYSIS**

- 9.1 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.
- 9.2 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.
- 9.3 The National Planning Policy Framework (NPPF) is also an important consideration. The NPPF states that a presumption in favour of sustainable development should be at the heart of every application decision. For planning application decision making this means:-
- approving development proposals that accord with the development plan without delay; and
  - where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:-
    - o any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
    - o specific policies in the Framework indicate development should be restricted.

## **10.0 PRINCIPLE OF DEVELOPMENT**

- 10.1 Section 38 of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Consideration will also be necessary to determine the appropriate weight to be afforded to the development plan following the publication of the National Planning Policy Framework. Paragraphs 212 - 217 of the NPPF set out how its policies should be implemented and the weight which should be attributed to the UDP policies.
- 10.2 Paragraph 213 confirms that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. At the heart of the NPPF is the presumption in favour of sustainable development and Section 5 of the NPPF requires Local Planning Authorities to support the delivery of a wide choice of quality homes in sustainable locations.
- 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, unless the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF as a whole.
- 10.4 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. This is aligned to UDP policy H2 which also promotes the development of Previously Developed Land (PDL), recognising that the proposals are for the redevelopment of an established residential site the proposals would be an appropriate and compatible reuse of the land.

- 10.5 Apartment developments achieve a very efficient use of land, such schemes can contribute significantly to housing supply. As part of the redevelopment proposed the level of accommodation would increase from 29 units to 42, the additional 13 units equating to a 44% increase at the site. In terms of density this would see an increase from 145uph to 210uph. The redevelopment of the site within an established and accessible residential environment is wholly compatible with national and Local Planning Policy relevant to new housing.
- 10.6 The applicants supporting statements impress on the sustainable credentials of the site. This is not disputed, the location on the periphery of Ashton Town centre with its associated services is ideal to meet residential needs. The availability of public transport options is also beneficial to serving the access requirement associated with older person's accommodation. In land use terms, the site is a highly sustainable location.

#### Housing Need

- 10.7 UDP Policy H4 (Type, Size and Affordability of Dwellings) promotes the provision of new housing to meet the needs of all sections of the community and to help create better balanced communities for the future. The Tameside Housing Need Assessment forms the evidence for a minimum affordable housing requirement of 15% on all major developments.
- 10.8 The development proposals comprise a 100% affordable housing scheme, well in excess of the 15% affordable housing target required by policy H4, the proposals would secure a net increase of 13 affordable properties to the local supply.
- 10.9 As identified above the proposals would make a positive contribution to housing supply. Contrary to claims within the representations there is an acute need for additional housing for older people within the Borough. The population of Tameside is aging, the number of persons aged over 65 is projected to increase by 30% over the next 20 years and this will present new needs and challenges for the housing market. The need for the accommodation in a period of housing undersupply is considered to have significant weight in the planning assessment.
- 10.10 At present there are over 370 people registered on the housing waiting list who are looking for age appropriate accommodation. Moving to a smaller property, suited to older people in a good location are the key requirements identified for households aged over 65 who are planning to move over the next 5 years. A lack of availability of these types of properties in desirable locations are the main reasons for older people not moving and remaining in accommodation not necessarily suited to their needs. The proposal will make a direct contribution to addressing this demand and consultation with Housing Growth team has confirmed their full endorsement.
- 10.11 Demolition and rebuild represents a significant investment at the site. The housing team confirm that a full appraisal was undertaken of the viability of retaining, and refurbishing the existing premises, this process also involved consultation with existing residents at the property. The existing building represents a dated and institutional form of development. The level of intervention required, balanced against the benefits of a new modern facility was not deemed feasible. Flats within the current accommodation are essentially bedsits, the size of which are below the Technical Space Standards. The proposals would improve the residential environment at the site considerably.

- 10.12 In weighing up the principle of development, it is considered that there are substantial benefits of redeveloping the site for older person's accommodation. The proposals represent a viable re-use of an established residential site. The development represents an opportunity to improve the quality of affordable housing accommodation within a highly sustainable location. As such, the principle of development is considered to be acceptable, subject to all other material considerations being satisfied.

## **11.0 DESIGN AND CHARACTER**

- 11.1 UDP Policies C1 and H10 seek to ensure that developments are designed to respect their surroundings and contribute positively to the character of the area, having particular regard to the layout, density, design, scale, height, massing, appearance, materials and landscaping prevalent in the area. New development should be compatible with the local character and encourage local distinctiveness through the use of appropriate and high-quality building materials, architectural detailing and boundary treatment.
- 11.2 The scale of the development and its design credentials have been challenged within the representations. It is acknowledged that the building would be larger than that which it would replace, however, it remains that there is an established precedent for a 3 storey structure on the site. As a rule the housing stock along Henrietta Street is also varied, including examples of substantial detached properties, the ridge and eaves heights of which are of a comparable scale to that proposed.
- 11.3 The existing building which occupies the site is of little architectural merit. The general form is somewhat utilitarian and institutional in appearance. Its windows are squat and the overall proportions and detailing sits at general odds with the streetscape. The presence of mature trees to the site boundary does however add value to the buildings setting. Subject to the retention of trees there are no objections to the demolition and loss of the building from Henrietta Street.
- 11.4 The footprint of the building would not be that dissimilar to that of the existing property in terms of relationship to neighbouring occupiers and the local building lines. The uplift in units has largely been accommodated by an extension of the 3<sup>rd</sup> floor. Also of note is that in comparison to the existing accommodation all of the apartments would be self-contained, and therefore private, there would be no onsite staff and minimal communal facilities.
- 11.5 The design evolved through pre-application discussions between the applicant and LPA. The design references features found on properties within the locality, a rhythm of bay projections emphasised by ground floor entrances and front facing gables would help to break up the mass of the building. These features, along with comparable ridge and eaves heights also provide a direct, albeit contemporary, reference to housing stock in the locality.
- 11.6 The elevational treatment of the building would be relatively simple, with a regular pattern to the window openings. These would impress a vertical emphasis. Windows would be aluminium framed and set within a reveal which would provide texture. The materials palette would be modest to give elevations a clean and unfussy appearance. Trees and hedgerows would be retained to all of the sites boundaries, their maturity/scale would help the building to assimilate into the street scape. In comparison to the existing building the property would have an uplifting appearance which would sit comfortably within the streetscape.

- 11.7 The parking arrangements would be largely unchanged from the present arrangement. Located at the rear of the property the 14 spaces would be largely screened from public view and therefore not appear overly dominant. Likewise dedicated bin and bike storage would provide security and also help to reduce visual clutter.
- 11.8 Existing vegetation would be retained to the sites boundaries and this would be complimented by new boundary treatments including loop top railing and brick boundary wall (1.8m high). This creates appropriate levels of defensible space and also provides a suitable finish to the communal areas ensuring relevant privacy and security standards are achieved.
- 11.9 Following the above assessment, it is considered that the proposals would not result in an adverse impact on the character of the area. The design responds to the area by not mimicking an existing style or design, but through the choice of materials, attention to detail and consideration of scale. Conditions can be applied to ensure that a sympathetic choice of materials would be secured. The development would deliver an attractive residential environment which would enhance the existing area. It is considered that the design has sufficient regard 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.

## **12.0 RESIDENTIAL AMENITY**

- 12.1 The building would have a similar footprint to that of the present Emmanuel Court. As previously identified there is also a precedent for a 3 storey development at the site. The development would see a minor encroachment on the southern boundary to 169 Henrietta Street but the relationship would not be significantly different. Windows on the southern elevation would only serve stairwells (i.e. non-habitable rooms) and conditions can be applied to ensure these are obscurely glazed.
- 12.2 The Residential Design Guide (RDG), which requires a separation distance of 24 metres to be retained between a 3 storey building and neighbouring properties, where habitable rooms face each other. It also states that across street frontages this should be 17m.
- 12.3 The separation distance between the development and the properties on the opposite side of Henrietta Street would be 22.5m which exceeds the design guidance. The bungalows on Ashurst Gardens would be positioned between 22 and 25.5m away, they face onto a footpath (highway) which separates the two sites. In addition there is significant screening in the form of mature trees along this boundary. These trees will also be retained. Given the established relationship of the existing building it is not considered that the proposals would be materially harmful to levels of outlook and privacy which currently exist.
- 12.4 All of the accommodation would meet national prescribed space standards with some apartments exceeding this by a generous margin. The accommodation represents significant improvement to that of the current property. Accordingly, the development proposals are entirely acceptable from a space standard perspective.

- 12.5 Following the above assessment, it is considered that the amended scheme would preserve the residential amenity of neighbouring properties and the future occupants of the proposed development alike.

### **13.0 HIGHWAY SAFETY**

- 13.1 The access arrangement would remain unchanged from those at present. Unlike the established use there would be no staff employed at the site. Whilst there would be an uplift in the residential population it is not envisaged that vehicle movements would significantly increase, partly due to the removal of employment elements from the site. A Transport Statement has been submitted in support of the planning application. The statement identifies that the uplift in units (13) would generate in approximately 3 additional vehicle movements in the AM and PM peaks.
- 13.2 Levels of car ownership are anticipated to be low and the provision of 14 onsite parking spaces, along with 6 offsite spaces and dedicated cycle and mobility scooter stores (all to be secured by condition), is deemed sufficient to address the associated highway needs of the development. In addition, it is noted that public transport is immediately on hand which would encourage movement by sustainable means.
- 13.3 The Local Highway Authority has raised no objections to the proposed parking and access arrangements or the impact of the trips generated by the development, as set out in the submitted Transport Statement. Whilst the concerns raised by local residents regarding congestion in the locality are noted, the impact of trips generated by the proposed development and associated demand for parking must be considered within the context of the extant use of the site.
- 13.4 The Local Highway Authority has recommended conditions be attached requiring the laying out of the car parking spaces as indicated on the approved plans prior to occupation of the development, details of an external lighting scheme to serve the development and the submission and approval of a condition survey of the highway. The conditions relating to car parking layout and external lighting are considered reasonable to ensure that the development preserves highway safety and the amenity of the surrounding area. Details of a construction environment management plan, to mitigate any adverse impact on the amenity of neighbouring residents, can also be secured by condition.
- 13.5 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.

### **14.0 DRAINAGE & FLOOD RISK**

- 14.1 The site is in Flood Zone 1 and is therefore considered to be at a lower risk of flooding. The buildings footprint is not dissimilar to that of the existing property therefore levels of run-off would be comparable, there are also no known drainage issues at the site.
- 14.2 United Utilities have raised no objections to the proposals, subject to a condition requiring the submission and approval of a sustainable drainage strategy. This

requirement, along with the details of on-going management and maintenance can be secured by condition.

## **15.0 TREES & ECOLOGY**

- 15.1 Policy N5 seeks to protect trees of a recognised quality which are located within development sites. The submitted Tree Survey has identified that all existing trees and hedgerows can be retained. In addition high amenity trees on Henrietta Street would not be compromised. A condition would be applied requiring suitable protection measures are in place prior to construction works taking place.
- 15.2 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. The retention of the trees is desirable and will add significant amenity as well as biodiversity value to the site. GMEU advise that where possible any additional planting should include native species and that bat and bird boxes are fixed to the elevations.

## **16.0 SECTION 106 CONTRIBUTIONS**

- 16.1 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.
- 16.2 However, in considering the above regard must be given to the nature of the development, which is for a 100% affordable housing scheme by a recognised housing provider. Paragraph 64 of the NPPF identifies that exceptions to affordable housing includes developments that are exclusively for affordable housing i.e. by an Registered Provider. The funding of the development would be in part grant assisted from Homes England which will ensure that the applicants qualifying criteria is met.
- 16.3 The overall uplift in units is only 13 which is below the threshold of section 106 payments. In addition polices H4 (Open Space Provision) H6 (Education and Community Facilities) do not apply for specialised developments where the occupiers have no such need. Older person accommodation qualifies for a relaxation of this policy, and is not deemed necessary to pursue a section 106 agreement in the absence of a requirement for off-site mitigation to the development.

## **17.0 GROUND CONDITIONS**

- 17.1 Notwithstanding the established residential occupation a condition requiring an investigation into sources of contamination on the site is recommended by the Environmental Protection Unit. This condition will ensure that a full remediation strategy is undertaken of the site.
- 17.2 The site is within a defined high risk Coal Mining referral area. The submitted Mining Risk Assessment has been met with the approval of the Coal Authority who are satisfied with the level of investigation that has been undertaken and raise no objection. Consequently there no ground stability issues preventing the site from being redeveloped.

## **18.0 OTHER MATTERS**

- 18.1 In relation to designing out crime, a Crime Impact Assessment (CIA) has been submitted. The CIA highlights a number of positive elements in relation to the design approach. Recommendations have been made in relation to security measures to be installed at the site, this includes the introduction of external lighting and physical measures to be installed within the building/ as part of the fabric. Greater Manchester Police have reviewed the CIA and have raised no objections to the proposals, subject to the imposition of a condition requiring compliance with the measures detailed in within the report.
- 18.2 In relation to bin storage, this would be provided on the western and northern boundaries. It is considered reasonable to attach a condition requiring details of the exact size and details of the means of enclosure of this external storage area, as recommended by the EHO.
- 18.3 In relation to the comments made by objectors not already covered in this report, it is important to acknowledge that the material planning considerations are limited to the impact of the proposed use and the physical building only.

## **19.0 CONCLUSION**

- 19.1 The site is located within a highly sustainable location as demonstrated by its central location and access to services. The proposals presented represent a significant opportunity to secure investment within much needed affordable housing stock which will contribute positively to meeting the accommodation needs of Tameside's aging population.
- 19.2 There is an established precedent for a mainly 3 storey building at the site. The loss of this somewhat outdated and utilitarian building is welcomed. The proposed design would provide modern living accommodation which is a significant improvement to that provided in the current building. In addition, the design of the new build would respond positively to its context, complementing the setting and character of Henrietta Street as a whole.
- 19.3 The uplift in accommodation that would be secured represents a highly sustainable and efficient use of the site. It would secure economic benefits such as jobs associated with construction and increased spend in the local area from local residents, this would have a positive impact on the local economy. This development would also achieve social benefits particularly when the Council is in a position of housing undersupply.
- 19.4 In relation to highway safety, there are no objections to the proposals from the Local Highway Authority. The level of parking provision is considered to be adequate for the proposed use and whilst the concerns of local residents regarding congestion are noted, the trip generation would not be significant.
- 19.5 There are no objections from any of the statutory consultees who are supportive subject to recommended conditions.
- 19.6 Taking into account the relevant development plan policies and other material considerations, subject to the identified mitigation measures, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission. The proposals

represent a highly efficient re-use of a brownfield site that would meet sustainability requirements, and contribute positively to the Boroughs housing supply.

## 20.0 RECOMMENDATION

Grant planning permission, subject the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the following approved plans/details:

100 Location Plan EC-BTP-00-LP-DR-A-3390\_100 A4 1:1250  
101 Existing Site Plan EC-BTP-00-SP-DR-A-3390\_101 A1 1:200  
102 Existing Floor Plans 1/2 EC-BTP-00-ZZ-DR-A-3390\_102 A1 1:200  
103 Existing Floor Plans 2/2 EC-BTP-00-ZZ-DR-A-3390\_103 A1 1:200  
104 Existing Elevations EC-BTP-00-E-DR-A-3390\_104 A1 1:200  
105 Proposed Site Plan EC-BTP-00-SP-DR-A-3390\_105 A1 1:200 Rev B  
106 Proposed Elevations EC-BTP-06-E-DR-A-3390\_106 A1 1:200  
107 Proposed Floor Plans EC-BTP-06-ZZ-DR-A-3390\_107 A1 1:200  
108 Elevations in Context EC-BTP-00-E-DR-A-3390\_108 A1 1:200  
109 Boundary Treatment EC-BTP-00-ZZ-DR-A-3390\_109 A1 1:200  
110 Demolition Plan EC-BTP-00-SP-DR-A-3390\_110 A1 1:200  
111 Waste Management EC-BTP-00-ZZ-DR-A-3390\_111 A1 1:200 B

Arboricultural Report Feb 2020

Arboricultural Survey ARB/4098/Y/100

Coal Risk Assessment ref 9082G-WML-00-XX RP-G-0002

Crime Impact Statement Version A: 30.04.20

Design and Access Statement 3390\_19.03.20

Phase 1 Desk Study and Preliminary Geoenvironmental Assessment ref 9082G-WML-00-XX RP-G-0001 January 2020

Preliminary Ecological Assessment January 2020

Planning Statement KW/PR/P19-3146/R001

Transport Statement Ref VN91532 December 2019

3. No development, other than site clearance and site compound set up, shall commence until a remediation strategy, detailing the works and measures required to address any unacceptable risks posed by contamination at the site to human health, buildings and the environment has been submitted to, and approved in writing by, the Local Planning Authority (LPA). The scheme shall be implemented and verified as approved and shall include all of the following components unless the LPA dispenses with any such requirement specifically in writing:

1. The findings of the site investigation and detailed risk assessment referred to in the WML Consulting Desk Study and Preliminary Geoenvironmental Assessment report dated January 2020 (reference 9082G-WML-00-XX RP-G-0001) including all relevant soil / water analysis and ground gas / groundwater monitoring data.

2. Based on the site investigation and detailed risk assessment referred to in point (1) an options appraisal and remediation strategy setting out full details of the remediation and measures required to address any unacceptable risks posed by contamination and how they are to be implemented.

3. A verification plan detailing the information that will be obtained in order to demonstrate the works and measures set out in the remediation strategy in (2) have been fully implemented including any requirements for long term monitoring and maintenance.
4. Upon completion of any approved remediation scheme(s), and prior to occupation, a verification / completion report demonstrating all remedial works and measures detailed in the scheme(s) have been fully implemented shall be submitted to, and approved in writing by, the LPA. The report shall also include full details of the arrangements for any long term monitoring and maintenance as identified in the approved verification plan. The long term monitoring and maintenance shall be undertaken as approved.

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

The discharge of this planning condition will be given in writing by the LPA on completion of the development and once all information specified within this condition and any other requested information has been provided to the satisfaction of the LPA and occupation of the development shall not commence until this time unless otherwise agreed in writing by the LPA.
5. Notwithstanding any description of materials listed in the application or detailed on the approved plans, no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the buildings (including a date stone); 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.
6. The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved proposed site plan (105 Proposed Site Plan EC-BTP-00-SP-DR-A-3390\_105 A1 1:200 Rev B), prior to the first occupation of any of the apartments hereby approved, the parking spaces shall be maintained and kept free from obstruction for their intended use thereafter.
7. Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be approved in writing by the Local Planning Authority.
8. Prior to the first occupation of the apartments hereby approved a scheme shall be submitted to the Local Planning Authority detailing how traffic management measures relevant to Henrietta Street as indicated on drawing ref: 105 Proposed

Site Plan EC-BTP-00-SP-DR-A-3390\_105 A1 1:200 Rev B shall be implemented. The measures shall be secured to the satisfaction of the Local Planning Authority prior to the first occupation of the apartments.

9. The boundary treatments to be installed as part of the development hereby approved shall be installed in accordance with the details shown on plan ref. 109 Boundary Treatment EC-BTP-00-ZZ-DR-A-3390\_109 A1 1:200 prior to the first occupation of any part of the development and shall be retained as such thereafter.
10. 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:

Hours of construction work and deliveries;

The eradication of invasive species present on the site;

Precautionary measures to avoid any adverse impacts on legally protected species such as badgers, hedgehogs, bats and nesting birds;

Location of site compound/offices which shall be located to minimise disturbance to the amenity of existing residents outside of the site;

Construction traffic management measures including details of access arrangements, turning and manoeuvring facilities, material deliveries, traffic management, signage, hoardings, scaffolding, where materials will be loaded, unloaded and stored, contractor parking arrangements and measures to prevent the discharge of detritus from the site during construction works, site contact details; and,

Details of any public relations measures e.g. Considerate Constructors Scheme

Development of the site shall not proceed except in accordance with the approved Construction Environmental Management Plan.

11. 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.
12. Prior to occupation of the building/commencement of the use, full details of the proposed refuse and recycling storage facilities indicated on plan ref 105 Proposed Site Plan EC-BTP-00-SP-DR-A-3390\_105 A1 1:200 Rev B shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a method statement indicating how the facilities will be managed and serviced and how occupiers of the proposed development will be encouraged to maximise the use of the proposed recycling facilities to reduce general waste arisings. Prior to the occupation of the building/commencement of the use, the approved facilities shall have been implemented in conjunction with the approved method statement and shall thereafter be retained.
13. Notwithstanding the details submitted with the planning application, no above ground development shall commence until full details of a scheme of hard and soft landscaping to be incorporated into the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following specific measures:
  - A plan showing the location of all trees/hedges/shrubs to be planted, details of the species mix, the number of specimens to be planted, spacing between them and their height on planting

- A plan showing the location and construction material of all hard surfacing.

The landscaping scheme shall be implemented in accordance with the approved details prior to the first occupation of any of the dwellings hereby approved.

14. The approved scheme of landscaping scheme shall be implemented before the first occupation of any part of the development or in accordance with a programme agreed previously with the local planning authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species.
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. Foul and surface water shall be drained on separate systems and in the event of surface water draining to the public surface water sewer, details of the flow rate and means of control shall be submitted. The scheme shall include details of on-going management and maintenance of the surface water drainage system to be installed. The development shall be completed in accordance with the approved details and retained and maintained as such thereafter.
16. Prior to the first occupation of any part of the development hereby approved, details of a scheme for external lighting to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a scale plan indicating the location of the lighting to be installed, a LUX contour plan indicating the levels of light spillage and scaled elevations of lighting columns/supporting structures. The external lighting scheme shall be implemented in accordance with the approved details prior to the first occupation of any part of the development and shall be retained as such thereafter.
17. Prior to the first occupation of any part of the development hereby approved, the crime reduction measures detailed in Section 4 of the Crime Impact Assessment (Version A: 30.04.20) submitted with the planning application shall implemented, on completion of the development confirmation that Secured by Design accreditation has been achieved shall be submitted to and approved in writing by the Local Planning Authority. The approved security measures shall be retained at the development as such thereafter.
18. No development above ground level shall commence until details of Biodiversity enhancement measures recommended within section F of the submitted Ecological Report has been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the installations and scaled plans showing their location within the development. The approved enhancement measures shall be installed in accordance with the approved details, prior to the first occupation of any of the apartments and shall be retained as such thereafter.
19. 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.

20. Prior to the first occupation of any part of the development, the windows on the southern elevation facing 169 Henrietta Street 'shall be fitted with obscured glazing (meeting Pilkington Standard level 3 in obscurity) and shall be fixed shut: These windows shall be retained as such thereafter.
21. The secure cycle and mobility scooter parking facilities indicated on 105 Proposed Site Plan EC-BTP-00-SP-DR-A-3390\_105 A1 1:200 Rev B shall be designed to a LPCB LPS1175 Security Rating 2 standard. They shall be implemented in accordance with the approved details prior to the first occupation of any part of the development hereby approved and shall be retained free from obstruction for their intended purposes thereafter.
22. Prior to commencement of development details of tree protection fencing shall be submitted to and approved in writing by the Local Planning Authority. The approved fencing shall be installed before 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.