

**Application Number** 19/01090/REM

<b>Proposal</b>	Seeking approval of the reserved matters with respect to access, appearance, layout, scale and landscaping for the construction of 16 new dwellings (pursuant to outline planning permission ref. 16/00944/OUT)
<b>Site</b>	Land Between Ford Grove Atherton Avenue and Hyde Road Mottram
<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. 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 16 dwellings, following the granting of outline planning permission ref. 16/00944/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;
  - Flood Risk Assessment; and
  - Transport Statement.

## **2.0 SITE & SURROUNDINGS**

- 2.1 The application relates to land located on the southern side of Hyde Road in Mottram. The site is previously developed land although has been cleared of buildings. The site sits at the northern end of Atherton Avenue and the gable ends of two of the properties on that street face the application site. There are also neighbouring properties to the east, south east and west of the site. Residential properties on the opposite side of Hyde Road face the northern boundary of the site from across the highway, some of these being set back within their plots. Land levels on the site are relatively flat. An existing footpath within the site runs parallel with the eastern boundary of the site, connecting Atherton Avenue to Hyde Road.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 16/00944/OUT - Outline planning application (All matters reserved) for the residential development of 0.4 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

### **4.2 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

### **4.3 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

### **4.4 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 polices 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.  
Hattersley and Mottram SPG (dated April 2004)

### **4.5 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

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

4.7 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 – consider that further information should be submitted in relation to surface water drainage, prior to the determination of the application.

6.3 Greater Manchester Ecology Unit (GMEU) – no objections to the proposals, subject to a condition requiring the implementation of the details provided in the Bird and Bat Box Scheme submitted with the application. The detail of the landscape proposals specifies almost exclusively non-native species, which is acceptable in this type of location. The use of ornamental varieties of apple cherry and whitebeam supply flowers and fruit, which is of benefit to local biodiversity.

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 high risk in relation to coal mining legacy, with the eastern part of the site in an area of probable shallow coal mining. However, there are no mining features (mine entries / opencast highwall(s) present that would impact the layout of this development. No conditions are considered to be necessary based on the findings of the Stage 1 & 2 Geo-Environmental Ground Investigation Report (October 2019) prepared by Smith Grant Environmental Consulting LLP submitted with this application.

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.

6.10 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 6 letters of representation have been received, raising the following concerns (summarised):

- The proposals would add to the existing problems of congestion on Hyde Road and would therefore have a detrimental impact on highway safety;
- Additional traffic queuing within the highway will have a further detrimental impact on air quality in the locality;
- The existing footpath through the land is a vital connection to the shops and facilities on Hyde Road for the residents of the existing properties to the south of the site. This should be retained as part of any development;
- The existing footpath running through the land is an official Public Right of Way and should not be obstructed or altered in any way as a result of the development of the land;
- Thirty two parking spaces are to be allocated which allows 32 cars direct access onto the A57 which is heavily congested at peak times. The access is positioned close to the crossroads of Mottram Village where vehicles will find it almost impossible to turn eastwards with a constant queue of traffic. Vehicles turning eastwards from John Kennedy Road are situated 20/30 metres west from the proposed access;
- The original outline application included retaining the mature trees grown to the front of the development and a number of those have been removed.

## **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 40 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 break up the mass of parking area originally proposed in the eastern portion of the site and to create space in the eastern portion of the plot for the retention of a footpath running adjacent to the eastern boundary of the land. This amendment has addressed the concerns expressed by officers as well as local residents that the original proposals would have resulted in the loss of a direct pedestrian connection from Atherton Avenue, through the site to the services and facilities on Hyde Road.
- 10.2 The scheme has also been amended to include a pedestrian footway along the eastern edge of the proposed access road, improving connectivity between the development and the existing footway network, enhancing the permeability and legibility of the scheme.
- 10.3 It is considered the proposed house types respond effectively to the long and relatively narrow nature of the site, presenting active frontages to both Hyde Road and across the southern boundary of the site. The latter would ensure appropriate surveillance of the route between Atherton Avenue and the pedestrian link to Hyde Road in the eastern portion of the site.
- 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 bricks to the elevations with slates to the roof of the units. These materials are considered to provide a suitable appearance to the development, given the mix of stone, brick and rendered properties within the immediate vicinity of the site.
- 10.5 In relation to boundary treatments, 1.2 metre high railings and hedgerows would demarcate the northern, western and southern edges of the development along Hyde Road and Atherton Avenue. In addition, 1.8 metre close boarded fencing would be installed along the common boundary with the properties adjacent to the south west of the site, with railings along the section of the boundary that would be visible at the northern end of Ford Grove.
- 10.6 A 1.8 metre close boarded fence would be used to treat the eastern boundary site. The impact of this would be reduced by the soft landscaping to be planted along this edge, running parallel with the route of the footpath that would connect to Hyde Road. It is also the case that this fencing would replace the existing timber fencing on concrete plinths that currently demarcate this boundary.
- 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 The northern gable elevation of no. 13 Atherton Avenue directly faces the southern boundary of the application site. The only openings on the gable of that property are associated with the side entrance to the building, at ground floor level. There are no openings at first floor level. The separation distance to be retained to the corresponding southern elevation of the proposed development, in addition to the screening to be provided

by the 1.8 metre high close boarded fence to be installed on the common boundary are factors which lead officers to conclude that the proposal would not result in unreasonable overlooking into or overshadowing of that neighbouring property.

- 11.3 The north east facing gable of no. 10 Atherton Avenue is blank and given the distance to be retained between the front elevation of that property and the corresponding elevations of the proposed development, it is considered that the proposal would not result in unreasonable overlooking into or overshadowing of that neighbouring property. Likewise, the oblique relationship between no. 8 Atherton Avenue and the substantial separation distance to be retained to the proposed development are factors which lead officers to conclude that the scheme would not result in a detrimental impact on the residential amenity of that property.
- 11.4 The neighbouring properties at no.s 7 and 8 Ford Way are located to the south west of the site. The only windows in the western gable of the proposed development in the western portion of the site would be secondary windows serving bathrooms. These windows could reasonably be required to be obscured without harming the residential amenity of the future occupiers of the development.
- 11.5 This requirement can be secured by condition and such a condition is attached to the recommendation. On that basis, the separation distance to be retained between the scheme and those neighbouring properties, in addition to the oblique relationship, would be sufficient to ensure that the proposal would not result in unreasonable overlooking into or overshadowing of those neighbouring properties.
- 11.6 A substantial separation distance would be retained between the eastern gable elevation of the proposed development in the eastern portion of the site and the eastern boundary of the site, due to the location of the proposed communal car parking area. Given this distance and the oblique relationship to be retained to the elevations of neighbouring properties containing habitable room windows, it is considered that the scheme would not result in unreasonable overlooking into or overshadowing of those neighbouring dwellings. As an additional safeguard, the secondary bedroom windows to be installed at first floor level can be required to be obscurely glazed, as per the equivalent windows at the western end of the development.
- 11.7 Following the above assessment, it is considered that the proposed development would not result in an adverse impact on the residential amenity of any of the existing neighbouring properties through unreasonable overlooking into or overshadowing. Given the separation distances to be retained, it is considered that noise and disturbance from the proposed parking communal area in the eastern portion of the site would not adversely affect neighbouring residents, an assessment corroborated by the lack of objection to the proposals from the Borough EHO.

## **12.0 HIGHWAY SAFETY**

- 12.1 The proposed development would be accessed via a connection from Hyde Road, on the northern boundary of the site. Following the inclusion of a continuous pedestrian footway on the eastern side of the access, the Local Highway Authority (LHA) has not raised any objections in relation to the safety of the proposed access arrangements.
- 12.2 The LHA did ask the applicant to consider accessing the site from the southern boundary on Atherton Avenue. The applicant raised concerns regarding the feasibility of this but it is also considered relevant to note that the proposed arrangements allow greater separation between the vehicular access serving the development and the pedestrian link to be retained in the eastern portion of the site. In addition to this factor, it is considered not to be

reasonable in planning terms to compel the applicant to investigate an alternative means of access if that which is being proposed is considered to maintain highway safety.

- 12.3 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 during 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 predominantly 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.
- 12.4 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.
- 12.5 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.
- 12.6 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 journeys by more sustainable modes of traffic. This site is beyond walking distance to rail services and so cycling, along with bus services that run along Mottram Road providing another alternative to trips by private car. The close proximity of these services and the provision of cycle storage would help to reduce the impact of congestion arising from the development.
- 12.7 A condition 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.
- 12.8 The scheme makes provision for 2 car parking spaces per dwelling, meeting the requirements of the Residential Design Guide in this regard.
- 12.9 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 paragraph 109 of the NPPF, planning permission should therefore 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. The LLFA has requested further information in the form of an indicative drainage strategy to serve the development, prior to the determination of the application. This request is acknowledged. However, the site is at a low risk of flooding and condition 10 of the outline planning permission requires the submission and approval of a sustainable system for draining surface water from the site prior to the commencement of development.
- 13.2 It is considered that further technical information will be required to satisfy that condition and as such is not required prior to the determination of this reserved matters application, with the outline permission approving the principle of residential development on the land.

Condition 11 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, Hornbeam 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 access into the site and would enhance the environment along the length of the pedestrian link that would run from Atherton Avenue and through the eastern portion of the site. 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. The proposed treatment is considered to be acceptable, with tarmac limited to the parking areas 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.
- 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 Bat and Bird Box Scheme submitted with the application includes a plan (ref. G7912.004) which indicates the location and specification of bat and bird boxes 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, the eastern portion of the site would be exposed to public views from Hyde Road to the north and Atherton Avenue to the south. The other area of communal parking would be accessed directly from the access road into the development.
- 15.7 Greater Manchester Police (GMP) has 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 refuse recycling, a communal area of storage is indicated on the proposed plans, adjacent to the access into the development. Details of the means of enclosure of this facility (vertical timber boarding) have also been submitted. Compliance with these details can be secured by condition.
- 15.9 The Coal Authority has confirmed that the site is considered to be at a high risk in relation to coal mining legacy, with the eastern part of the site in an area of probable shallow coal mining. However, their consultation response confirms that there are no mining features (mine entries / opencast highwall(s) present that would impact the layout of this development. No conditions are considered to be necessary based on the findings of the Stage 1 & 2 Geo-Environmental Ground Investigation Report (October 2019) prepared by Smith Grant Environmental Consulting LLP submitted with this application.

## **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, landscaping, contaminated land or any of the other material considerations. For the reasons explained in the main body of the report, it is considered that additional information relating to surface water drainage is not required prior to the determination of this reserved matters application.
- 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 :

Site location plan (Drawing no. 486-P-LP-01)

Proposed site layout plan (Drawing no. 486-P-PL-01 Rev. 5)

Proposed boundary treatment layout plan (Drawing no. 486-P-BTL-01 Rev. 2)  
Proposed external levels plan (Drawing no. 486/ED/01 Rev. F)  
Proposed hard landscaping plan (Drawing no. 486-P-HLL-01 Rev. 2)  
Proposed external materials plan (Drawing no. 486-P-ML-01 Rev. 2)  
Proposed storey heights plan (Drawing no. 486-P-SHL-01 Rev. 2)  
Proposed boundary details plan (Drawing no. 486-P-BTD-01)  
Proposed soft landscaping plan (Drawing no. c-1730-01 Rev. B)  
Proposed bin store details plan (Drawing no. BS04)  
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 (including the specifications of the footways) 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 no. 486-P-ML-01 Rev. 2)  
Proposed hard landscaping layout plan (Drawing no. 486-P-HLL-01 Rev. 2)  
Proposed boundary treatments layout plan (Drawing no. 486-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 no. 486-P-PL-01 Rev. 5) 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 no. 486-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 486-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. G7912.004 contained within the Bat and Bird Box Scheme 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, 7, 8, 9, 10, 15 and 16 of the development hereby approved (as labelled on approved layout plan Drawing no. drawing number 486-P-PL-01 Rev. 5) 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:

Western gable elevations of plots 1, 2, 9 and 10; and  
Eastern gable elevations of plots 7, 8, 15 and 16.

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 October 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. The means of enclosure of communal bin store to be installed as part of the development hereby approved shall be installed in accordance with the details shown on approved plan ref. BS04, prior to the first occupation of any of the dwellings hereby approved. The development shall be retained as such thereafter.
13. A clear view shall be provided at the junction of the proposed site access and Hyde Road. Its area shall measure 2.4 metres along the centre of the proposed site access and 43 metres along the edge of Hyde Road. It must be kept clear of anything higher than 0.6 metre/s above the edge of the adjoining roadway or access within land controlled by the applicant.
14. Prior to the first occupation of any of the dwellings hereby approved, details of the surfacing and a scheme for management and maintenance of the footway to be installed through the eastern part of the site (connecting Atherton Avenue and Hyde Road) shall be submitted to and approved in writing by the Local Planning Authority. The footway shall be installed in accordance with the approved details, prior to the first occupation of any of the dwellings hereby approved and shall be retained as such thereafter.