

Application Number 20/01113/FUL

Proposal	Residential development comprising of 31No. 1 bedroom retirement living apartments with associated landscaping and external works including demolition of existing warehouse
Site	Land at Nield Street/Smith Street, Mossley, OL5 0PF
Applicant	Jigsaw Homes
Recommendation	Members resolve to grant planning permission subject to recommended conditions and completion of a Section 106 agreement.
Reason for Report	A Speakers Panel decision is required as the application constitutes a major development and a Section 106 Agreement is required.

1.0 APPLICATION DESCRIPTION

- 1.1 The application seeks full planning permission for a residential development of 31 x 1 bedroom retirement apartments and associated works. This would include the demolition of an existing warehouse building which is on the site.
- 1.2 The proposed development is being brought forward by Jigsaw Homes a Registered Social Housing Provider. The accommodation is required to fulfil a requirement for apartment living for retired persons. The accommodation would be provided on an affordable rental basis.
- 1.3 The accommodation would comprise of a modern building arranged in an 'L' shape. The block would stand in part at 2 storeys in height but also include a 3 storey element, the roof would be part pitched and part flat. The apartments would measure approximately 40sqm with the accommodation split as a communal lounge/dining/kitchen, bedroom and shower room. Accommodation on the upper floors would have a Juliet balcony and that on the ground floors would open onto a communal garden. Access to the apartments would be via communal corridor served by three stairwells and a lift. Bin storage would be accommodated within the building.
- 1.4 The primary access to the site would be taken from Nield Street with provision made for a new turning head built to an adoptable standard. There would be a total of 23 parking spaces, three of which would be dedicated as disabled spaces. The existing Public Right of Way (PRoW) which crosses the site from Brooklands Close would be observed.
- 1.5 The apartments would be served with a communal garden located to the south of the building. This would include a series of grassed and planted areas accessed via dedicated pathways. A structured planting scheme would be complemented by hard landscaping works that would include raised planting beds.
- 1.6 The proposed material palette includes buff brick and stone in a stretcher bond. Texture would be added to the façades from recessed coursing, the northern elevation would include openings to the communal corridor. Window openings would be anthracite UPVC.
- 1.7 The application has been supported by the following reports;
 - Arboricultural Impact Assessment
 - Crime Impact Statement
 - Design and Access Statement
 - Drainage Strategy Report

- Ecology Report
- Full Plans Package
- Landscape Design Strategy
- Site Investigation Report
- Tree Survey

2.0 SITE & SURROUNDINGS

- 2.1 The application relates to land located off Nield Street and Smith Street that is located to the north of Mossley town centre. The site measures approximately 0.40 hectares in area with levels being generally flat. There is a single storey brick built industrial building on the northern boundary, the rest of the site comprises of areas of hardstanding and self-set vegetation, the characteristics meet the definition of brownfield land.
- 2.2 A public right of way crosses the site and links Brooklands Close to the west with Smith Street to the east. Within the north west corner there is also a river channel for a brook which then passes through the site within a culvert. To the north of the site is the rear boundary of properties fronting Shire Croft. These properties occupy an elevated position with a large retaining wall extending along the boundary. Nield Street includes traditional two storey stone built terraces as well as a more modern detached bungalow. Nield Street properties overlook a private storage yard located between Nield Street and Smith Street that is outside of the site boundary. To the south of the site are apartments within a two storey sheltered accommodation complex which is managed by the applicant.
- 2.3 Nield Street links to Lees Road to the east and this provides direct access to Mossley town centre. The centre supports a variety of commercial and amenity uses and is served by regular bus services.

3.0 PLANNING HISTORY

- 3.1 05/00469/OUT - Demolition of industrial units and buildings and redevelopment for housing and public open space/park, open up culverted stream to create water feature – Approved.
- 3.2 07/01543/REM – Erection of 5 houses and 26 retirement apartments Reserved Matters (05/00469/OUT) – Withdrawn.
- 3.3 18/00060/FUL – Full application for the erection of 9 No. 3 bedroom properties – Withdrawn.

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:** Split between unallocated and being just within the Mossley town centre boundary.
- 4.4 **Part 1 Policies**
- 1.3: Creating a Cleaner and Greener Environment;
- 1.4: Providing More Choice and Quality Homes;
- 1.5: Following the Principles of Sustainable Development;
- 1.6: Securing Urban Regeneration;

1.11: Conserving Built Heritage and Retaining Local Identity;
1.12: Ensuring an Accessible, Safe and Healthy Environment.

4.5 **Part 2 Policies**

H2: Unallocated Sites
H4: Type, Size and Affordability of Dwellings
H5: Open Space Provision
H6: Education and Community Facilities
H7: Mixed Use and Density.
S1: Town Centre Improvement
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 2016
Residential Design Supplementary Planning Document
Trees and Landscaping on Development Sites SPD adopted in March 2007
Tameside Open Space Review 2018

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

Section 2 Achieving Sustainable Development
Section 6 Delivering a Sufficient Supply of Homes
Section 7 Ensuring the Vitality of Town Centres
Section 8 Promoting Healthy and Safe Communities
Section 9 Promoting Sustainable Travel
Section 11 Making Effective Use of Land
Section 12 Achieving Well-Designed Places
Section 14 Meeting the Challenge of Climate Change, Flooding and Coastal Change
Section 15 Conserving and Enhancing the Natural Environment

4.8 **Planning Practice Guidance (PPG)**

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

5.0 **PUBLICITY CARRIED OUT**

5.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement the application has been advertised as a major development and developments which affects a Public Right of Way.

- Neighbour notification letters to 87 addresses on two occasions;
- Display of site notice; and
- Advertisement in the local press.

6.0 RESPONSES FROM CONSULTEES (SUMMARISED)

6.1 Arboricultural Officer – The trees to be removed are of limited amenity value and would not be considered a constraint to the development. The plans indicate adequate new planting in mitigation for the losses and to provide screening to existing adjacent dwellings.

6.2 Coal Authority – Agree with the conclusion/recommendations of the Ground Investigation Report to mitigate the risk to the proposed development from former coal mining activity. Recommend that the recommendations of the report are conditioned.

6.3 Contaminated Land – No objections to the submitted contaminated land reports. Request conditions to address further investigation and remediation of the site as may be required.

6.4 Environmental Health Officer – No objections subject to conditions relating to working hours and details of refuse storage arrangements.

6.5 Greater Manchester Ecology Unit – Identify that the ecology survey identified that the building to be demolished would have a moderate potential to support bats with further surveys required. Bat emergence surveys should be carried out by a suitably qualified person at a time of year when bats are most active (May to August inclusive). If bats are found to be present a Method Statement must be prepared giving details of measures to be taken to avoid any possible harm to bats. All UK bats are legally protected. Recommend that all vegetation works are undertaken outside of the bird nesting season. The initiatives within the landscaping plan will ensure that a suitable level of mitigation and overall biodiversity net gain can be achieved.

6.6 Greater Manchester Archaeology Advisory Unit – Confirm that records indicate that the site was formally occupied by mill buildings constructed in 1823. Recommend a condition requiring implementation of archaeological works to define whether any archaeological interest exists.

6.7 Highway Authority – The scheme is proposing to deliver 31 No. 1 bedroom retirement living apartments with associated off street parking spaces of 20 No. delivering an average of 1.5 No. car parking spaces across the site for each of the bedrooms. This exceeds the requirements of car parking spaces required in the Tameside MBC Residential Design Guide.

The development is proposed to be accessed from Nield Street and Smith Street, which are existing junctions onto Lees Road. The roads have existing TRO's restricting on street parking at the junctions to Lees Road allowing for unrestricted access into the development and therefore is considered satisfactory to the LHA with the proposed increase in vehicle journeys.

Vehicle journeys generated from the proposed site onto Lees Road are considered negligible as the development is aiming to market the development as retirement living. In the LHA's opinion, this will disperse the peak trip rates throughout the day and will not have a significant impact on the local highway or that the residual cumulative impacts on the road network would be severe.

This internal layout has been designed to promote low traffic speeds and create a safe environment for pedestrians and other road user's, incorporating cycle storage and Electric vehicle charging points to promote more sustainable modes of transport.

In conclusion, the LHA are satisfied to recommend approval for the application as in the LHA's opinion the development does not have an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 6.8 Lead Local Flood Authority – Reviewed the drainage strategy and identified queries in relation to the culverted watercourse. Recommend that pre-commencement conditions are applied relevant to further investigations.
- 6.9 Mossley Town Council – Whilst concerns were expressed about the number of units proposed, the Town Council acknowledged that the nature of the occupation of the proposed dwellings may result in fewer issues than would have been the case with 'family type' dwellings.

Notwithstanding the above, the Town Council decided that the proposed development is acceptable in principle but requests that in the event of planning permission being granted, the following 'environmental improvement' measures must be included as part of the development:

- The protection of existing public rights of way over the site;
- The inclusion of facilities using sustainable forms of energy; including outdoor lighting; internal power by solar or wind power; the installation of electric vehicle charging points as part of the development and any other appropriate measures being pertinent to sustainable development and carbon reduction; and
- That the provision of parking spaces be reassessed. The occupancy demographic and proximity to the town centre suggests that a lower ratio of parking spaces than other development types is appropriate, but experience suggests that there is often pressure on these spaces and that convenient space now close by in the town is very limited.

- 6.10 Peak & Northern Footpath Society – Pleased to see that Mossley 206 will remain available to the public in its present position. I note that there are a number of non-definitive paths on the site shown on the Site Location Plan that will no longer be available after the development is under construction. I would suggest that these are formally extinguished and that the footpaths to be created as shown in the Proposed Site Plan around the periphery of the site which allow the public to access the town centre are made definitive.
- 6.11 Police (Secure by Design) – Satisfied with the recommendations within the Crime Impact Statement which should be conditioned on any approval.
- 6.12 TfGM – Do not wish to comment on the application.
- 6.13 United Utilities – Identify that they have a number of clean water and wastewater assets running through the site. They confirm that they will not permit development over or in close proximity to the water main. Recommend that the application is not progressed until the exact location of UU assets are confirmed so that the implications for the proposed site layout can be understood. Whilst not their preferred approach they do recognise that condition could be applied to ensure protection to their assets.

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 In response to the consultation undertaken, the following representations have been received:

- Thirty four letters of objection;
- Five letters of support; and,
- One neutral letter.

7.2 The following concerns have been raised within the individual objection letters, these are summarised as follows:

Design Issues:

- Building is too large and not in keeping within the area;
- The density of the development;
- Building too big for the site;
- Building would be an eyesore on the local environment; and
- Ridiculous concept.

Highways:

- Access is far too constrained for the level of development;
- Access onto Lees Road is dangerous and an accident in the making;
- Cars won't be able to access safely;
- Mossley is heavily congested already and this will just add to the problems;
- Emergency Services would struggle to attend to an emergency; and
- Not enough parking; less than one per flat and no visitor provision.

Amenity:

- Loss of privacy to nearby residents;
- Overlooking to garden areas;
- Loss of light/overshadowing from the height of the building;
- Location of the car park will create noise disturbance to residents of Shire Croft;
- General disturbance from noise increase; and
- Construction period impacting upon residents.

General:

- There is enough affordable homes already being built in Mossley;
- Local Infrastructure does not have the capacity;
- Concerns over social infrastructure, dentists, doctors and schools;
- No need for retirement housing, Mossley needs family Housing;
- Development would be hazardous to domestic animals;
- Should be developed as a community led nature project; and
- Mossley railway station has poor reliability and this forces people to use their cars.

Environment

- The greenspace should be preserved;
- Development will give rise to flooding;
- The site should be made into a park;
- Conflict with land use policy; and
- Mossley is being overdeveloped.

7.3 The following comments have been made in support of the application;

- Interest in moving into the accommodation;
- Good use of the site which presently attracts anti-social behaviour
- Small flats will free up larger family houses in the town; and
- Area is suited to over 55 with good access to the town centre and existing retirement flats.

7.4 The following neutral comments have been received:

- Nield Street and Smith Street are an eyesore can the land occupied by the shed towards the entrance be incorporated into the plans;
- Will the open channel for the brook be retained;
- Can the building encroach on the culvert of the watercourse; and
- Support the retirement apartments but the flats should be larger with more 2-bed units.

8.0 ANALYSIS

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.2 The current position is that the Development Plan consists of the policies and proposals maps of the Unitary Development Plan and the Greater Manchester Joint Waste Plan Development Document.
- 8.3 The National Planning Policy Framework (NPPF) is also an important consideration. The NPPF states that a presumption in favour of sustainable development should be at the heart of every application decision. For planning application decision making this means:
- Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
 - Specific policies in the Framework indicate development should be restricted.

9.0 PRINCIPLE OF DEVELOPMENT

- 9.1 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 that should be attributed to the UDP policies.
- 9.2 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.
- 9.3 The site is located within the northern boundary of Mossley centre with easy access to town centre amenities and transport links. Commensurate to its central location within Mossley, the site represents a sustainable location with regard to access to transport, local services and relevant amenities provided within Mossley. Historically, the site has supported employment uses, which have ceased over the years, all established adjoining uses are residential in nature, and there are no town centre (commercial) functions relevant to the town centre boundary. In its broadest sense the associated regeneration benefits are aligned with principle of policy S1 aimed at Town Centre Improvement. National policy is also aligned to raising the residential population within established centres.
- 9.4 The remainder of the site including that occupied by the vacant warehouse is unallocated and is not subject to any designations. Policy H2 applies to unallocated sites, it gives

preference to the reuse of previously developed sites. Paragraph 59 of the NPPF identifies the government objective to significantly boost the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed and that land with permission is developed without unnecessary delay. UDP policies 1.6, H1 and H2 promote the re-use of previously developed sites within accessible areas; the proposals would meet these policy objectives

- 9.5 Albeit for pockets of vegetation and the existing warehouse, the site comprises mainly of hard surfacing and tipped material. For the interpretation of planning policy, the site meets within the definition of Previously Developed Land (PDL). The current lack of stewardship of the site would appear to be attracting elements of anti-social behaviour as evidenced by instances of fly tipping. The general neglected state gives a poor environmental quality, which reflects negatively on the locality. The opportunity to redevelop the site and address longstanding environmental issues is a positive consideration.
- 9.6 In terms of housing development, the Council cannot demonstrate a deliverable five-year supply of housing land. It is therefore recognised that the NPPF is a material consideration that carries substantial weight in the decision making process. Assuming the development is considered sustainable, paragraph 11 is clear that where no five-year supply can be demonstrated, the presumption in favour of sustainable development identified in the footnote of paragraph 11 should be applied to the consideration of planning applications.
- 9.7 In terms of the assessment against paragraph 11, all developments must be considered in light of their sustainable credentials, which the NPPF identifies as having three dimensions (Economic, Social and Environmental). The development would contribute directly to the choice of housing which would also contribute to meeting employment and servicing needs. There would also be direct economic gains associated with the construction phase of the development. The social role would be fulfilled with the commitment to affordable housing. On the matter of the environmental impact and the sustainable credentials, the redevelopment of PDL carries significant weight along with the locational factors relating to access to services and transport, appropriate levels of ecological mitigation can be secured and the apartment would be designed to reduce energy/CO2 emissions. As such, the overall sustainable credentials are not questioned, and the proposals are considered to achieve the three dimensions of sustainable development through the contribution to the supply of affordable housing within a sustainable location
- 9.8 The site was included within the Council's Strategic Housing Employment Land Availability Assessment (SHELAA); it is identified under Ref H-MOSSLE-107. The assessment identifies that the site could support in the region of the 37 dwellings with an accommodation mix of 22 dwellings and 15 apartments. It was envisaged that delivery would occur in the medium 6-10 year period, it is encouraging that housing may be secured ahead of this timeframe and make a welcome contribution to the borough's net housing supply.
- 9.9 Paragraph 60 of the NPPF states that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should (amongst other things) plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.
- 9.10 The 2017 Housing Needs Assessment (HNA) provides the most up to date evidence relating to housing need in the borough. The report projects that the proportion of the population of Tameside over the age of 65 will increase by more than 40% between 2015 and 2035. Within Mossley itself, 29% of residents are over 55 (3,239 of 11,358). The Household Survey used to provide the evidence base for the HNA. Of the respondents to the survey aged 5 or over, approximately 11% indicated that they would like to move from their current accommodation in the next 5 years (to 2022), but were not able to, with 25% of those people stating the reason they could not was due to a lack of suitable accommodation. Of the 18% of people

over the age of 65 who did want to move to alternative accommodation, almost 30% indicated that they wish to move to accommodation more suitable for older people and/or people wishing to downsize to accommodation more manageable.

- 9.11 It is clear from the evidence in the 2017 HNA that demand for retirement accommodation proposed far outstrips current supply, this take with the opportunity to develop a brownfield site identified within the Tameside SHELAA within a sustainable town centre location carries significant weight in the decision making process. Recognising the guidance in the NPPF and UDP policies quoted above, it is considered that the principle of development is acceptable, subject to all other material considerations being satisfied.

10.0 DESIGN & LAYOUT

- 10.1 UDP, NPPF policies and the guidance of the SPD are clear in their expectations of achieving high quality development that enhances a locality and contributes to place making. The framework emphasises that development should be refused where it fails to take opportunities available to improve the character and quality of an area and the way that it functions (para. 130).
- 10.2 The local area includes mixture of housing types, which also includes apartments, terraces detached and semi-detached properties. Mossley town Centre itself provides many examples of buildings at varied heights and uses with no strict separation between residential properties and commercial functions. Within the representations, concerns have been raised over the height and mass of the building and its relationship to dwellings. Opinions have also been issued on the suitability of the design and its context to Mossley town centre.
- 10.3 The LPA has previously advised that the comprehensive redevelopment of the site needs to be secured. The withdrawal of a previous application reflects, in-part, concerns relevant to a piecemeal approach. The proposals address these issues, and the bespoke design approach is one, which appears considered and suitable to its context. The comprehensive redevelopment of the site would address current environmental issues, this investment and regeneration presents an opportunity to secure a positive legacy for the site and neighbouring uses. The immediate compatibility of the accommodation with that of neighbouring uses being particularly beneficial.
- 10.4 Apartments represent a very efficient use of land and this is demonstrated by the density which can be achieved, in this instance equating to 76 units per hectare. This aligns to NPPF objectives and the strategy which was presented in the GMSF to promote the efficient re-use of land within established urban areas that are accessible by public transport, this is particularly important in periods of housing undersupply.
- 10.5 The layout of the development has been influenced by the site's context, topography and constraints that include a PRoW and watercourse easement. These factors have directed the taller 3 storey form to the north of the site. Due to the change in levels (Shire Croft being approximately 2/3m higher than the site) direct intervisibility between the new dwellings and properties on Shire Croft will be significantly screened. The lower 2 storey form then projects along the eastern part of the site, which along with landscaping will ensure that the development is not over dominant when viewed from the neighbouring perspective of Nield Street and Dyson Street.
- 10.6 The three-storey element is needed to achieve a viable accommodation threshold. The additional height provides an element of interest to the building and would provide a strong focal point. The stepped building height and variation to roof types also helps to break up mass and provide architectural interest to the appearance. The landscaping and materials also serve to complement the overall setting and appearance of the building. The overall height and massing is not typical to that of buildings found within Mossley town centre and it

is considered that the site can support this with the development able to integrate successfully with its surroundings.

- 10.7 The Design and Access Statement, which has accompanied the application, provides a narrative to the design approach. It states that the development proposes a more considered style, referencing the general mill town vernacular through the design and form of the building, the use of buff brick provides a direct link to the Pennine town vernacular and this would be complemented by more contemporary materials for the cladding, roof and fenestration,. The building form and mass does makes subtle references to a 'mill' influenced by its roof form, openings and layout. Internal walkaways (northern elevation) create enlarged openings which provide welcome texture and interest which also helps to break up the mass and dominance of the building. The varied approach to scale, mass and detailing adds interest that would sit comfortably within the context of its surroundings.
- 10.8 The apartment block would frame both Nield Street and Smith Street and provide welcome passive surveillance along the PRoW which links to Brookside. This would add interest and variety to the streetscape. The provision of parking on the northern boundary broken by landscaping would ensure that public vantages points are not highway dominated. Likewise, the communal garden to the south would not only provide functional amenity space to future residents but would also provide a pleasing outlook to neighbouring accommodation beyond the site boundary. The design quality and approach to landscaping would contribute significantly to the regeneration of the local environment.
- 10.9 The boundary treatment strategy is not determined and would need to be addressed by a condition. The desire would be to secure the use of brick walls and ornamental railings to all public facing areas. This would create appropriate levels of defensible space, provides a suitable finish to the public areas and ensures relevant privacy standards can be achieved.
- 10.10 Having full consideration to the design merits of the proposal and the layout of the scheme it is considered that the development would deliver an attractive residential environment which would enhance the existing area. The scale and density of the development is reflective to that of the density of development within Mossley town Centre, and the design would uplift the appearance of the locality and contribute to the regeneration of the overall area. It is therefore considered that the proposal adheres to the objectives of UDP policy H10 and the adopted SPD that stress the importance of residential development being of an appropriate design, scale, density and layout.

11.0 DESIGN AND RESIDENTIAL AMENITY

- 11.1 The policies of the adopted Residential Design Guide strive to raise design standards; they should be applied along with the criteria of Building for Life (BfL). Good design is aligned to the delivery of high residential amenity standards, this should reflect equally on the environment of existing residents as well as that of future residents. Technical standards (spacing distances policy RD5) form part of the criteria to the assessment of good design, but this should not override principles of successful place making. Good design is about how buildings relate to one another, their place within the streetscape and interaction within their surroundings. The design of developments should not be dictated by highway layout (policy RD13), they should observe established street patterns (policy RD3) and promote natural surveillance at street level (policy RD4). Building for Life states that basic principles should be observed when designing layouts, the use of strong perimeter blocks is advocated and specific reference is made to avoiding houses which back on to the street and create what is effectively a 'dead edge'.
- 11.2 The lack of stewardship and overall unkempt appearance has an influence upon levels of outlook and amenity of neighbouring residents which border the site, it is however, accepted that the proposals introduces the potential for perceived overlooking.

- 11.3 The Residential Design Guide SPD provides guideless for spacing distances. The layout observes sufficient compliance to the standards. The SPD identifies that on infill sites variation of guidelines may be acceptable where existing spacing/relationships should be taken into account. The main 'pinch point' occurs between the eastern (front) elevation and the bungalow at no.7 Nield Street which are sited approximately 17.6m away from each other on an oblique angle. To address this the first floor windows to the apartment facing Nield Street would be obscurely glazed with additional light provided by a secondary window that faces within the recess of the building. A landscaping buffer will help to soften the appearance on these interfaces. The relationship is very typical to the tight grain of properties within the vicinity that is considered acceptable.
- 11.4 Jigsaw manage a housing block on Brookside to the south of the site which have habitable room windows facing the site. These will look out onto the proposed resident's garden where existing boundary trees will be supplemented by new planting. The minimum distance requirement here under policy RD5 would be 24 metres. Notwithstanding that there are oblique views involved, the development retains approximately 25-32 metres between habitable room facings and therefore complies with the SPD policy. In terms of other interfaces then a 18.3 m separation would be achieved between the rear elevation of no.31 Brooklands Close and there would be a 21.7m separation between the development and properties to the north on Shire Croft. The Shire Croft properties occupy an elevated position meaning that they effectively look down on to the development. In this regard, privacy standards would be met and well within policy requirements.
- 11.5 Occupants of the apartments would be served with a good level of amenity. The design of the accommodation meets with technical standards with well-proportioned room sizes. The communal rear garden would be landscaped to a high level and provide a valued asset with designated seating and contemplation areas.
- 11.6 The proximity of Mossley town centre and its associated amenities represents an accessible and sustainable location. This immediate access to community services and commercial uses is also ideal for the targeted demographic of the residents. The short walking distance genuinely reduces the need for car ownership with all day-to-day requirements being immediately on hand.
- 11.7 The layout and form of development represents a considered response to its context, and would avoid any undue impact on the amenity of neighbouring properties which overlook the site, and for future occupiers by reason of visual intrusion, overshadowing, loss of daylight, overlooking or loss of privacy and accords with the provisions of policy H10 and the adopted SPD.

12.0 HIGHWAY SAFETY

- 12.1 Access arrangements would remain unchanged and the development would be accessed from Nield Street and Smith Street which are existing junctions onto Lees Road. The roads have existing TRO's restricting on street parking at the junctions to Lees Road allowing for unrestricted access into the development, this has been reviewed by the Local Highway Authority as being acceptable with sufficient capacity available on the highway network.
- 12.2 Vehicle journeys generated from the proposed site onto Lees Road are considered negligible as the development is aiming to market the development as retirement living. In the LHA's opinion this would see traffic movements disperse the peak trip rates throughout the day which would not have a significant impact on the local highway.
- 12.3 This internal layout has been designed to promote low traffic speeds and create a safe environment for pedestrians and other road users, incorporating cycle storage and electric

vehicle charging points to promote more sustainable modes of transport. The provision of a dedicated turning head will benefit residents of the development itself but also that of Nield Street and Smith Street who currently have to rely on using an unmade/unadopted surface that is not drained or illuminated. This intervention along with that of the resurfacing of Nield Street (secured within a Section 106 agreement) would sufficiently mitigate the impacts of the development.

- 12.4 The access and parking arrangements have been designed in conjunction with advice given from Highways and they have raised no objections. Conditions will ensure that the access arrangements are designed to technical standards and the expectation is that this is formalised through a Section 38 agreement of the Highways Act. It is considered that the development adheres to the provisions of policies T-1, and T-10, in addition to the standards of the Tameside Residential Design Guide.

13.0 DRAINAGE

- 13.1 The site is in Flood Zone 1 and is therefore considered to be at a lower risk of flooding. A drainage strategy has been submitted with the application which has been reviewed respectfully by both the LLFA and United Utilities.
- 13.2 There is a culverted stream, which crosses the site, and United Utilities have identified the presence of their assets. Ideally, United Utilities would prefer the location of their assets to be fully explored and identified prior to the determination of the application, nonetheless they do still recommend a conditional approval. At the time of writing the report, the applicant has instructed further technical assessment of infrastructure within the site. The applicant is aware of the implications, should the need arise then it may prove necessary to divert any infrastructure at the developers cost. On assessment, it is considered that the recommended conditions offered by United Utilities are more than sufficient to ensuring the protection of their assets along with the adequate drainage of the site. These drainage conditions would be worded as condition precedents and require approval prior to development.
- 13.3 With reference to the culvert, then initial inspection has been undertaken of its condition. The applicant will assume riparian ownership so it will be their responsibility to ensure that it is maintained in an appropriate manner. A condition is recommended requiring further survey of the structural condition of the culvert to demonstrate its fitness for purpose and that any details of repair works or improvements be submitted for approval. In addition to this, to ensure long-term protection of the assets, it is also recommended that a condition is applied relevant to its on-going management and maintenance.
- 13.4 Development Management are satisfied for the purposes of the planning application flood risk and overall water management have been appropriately investigated. The details to be secured via a condition would ensure that the drainage hierarchy is followed and that surface water would be positively drained and attenuated to ensure that greenfield run-off rates can be achieved.

14.0 TREES & ECOLOGY

- 14.1 Policy N5 seeks to protect trees of a recognised quality, which are located within development sites. The tree survey, which has accompanied the application, identifies a single tree and three groups comprising of Sycamore, Willow and Ash. The three tree groups will require removal in order to facilitate the development. To mitigate their loss, a commitment to replacement planting as part of a comprehensive landscaping strategy has been proposed which included 36 trees.

- 14.2 The Tree Officer identifies that trees to be removed are of limited amenity value and would not be considered a constraint to the development. The plans indicate adequate new planting in mitigation for the losses and to provide screening to existing adjacent dwellings.
- 14.3 It is noted that GMEU have raised the requirement of a post emergence bat survey. At the time of the writing, the report on an initial emergence survey had been completed with a further survey confirmed for 9 June. Initial conclusions maintain that there are no roosting bats within the building to be demolished. An update will be provided at the committee following further consultation with GMEU, any planning approval would be subject to GMEU acceptance of the survey work undertaken and any conditions as deemed appropriate.
- 14.4 Section 11 of the NPPF advocates biodiversity enhancement. The biodiversity value of the site could be enhanced as part of the landscaping proposals to be approved by condition. GMEU advise that this should include planting of native species and the fixture of bat and bird boxes across the development.

15.0 GROUND CONDITIONS, CONTAMINATION and ARCHAEOLOGY

- 15.1 The site does not fall outside of a high risk mining area and therefore consultation with the Coal Authority has not been necessary. The development is therefore not prejudiced by any mining legacy issues.
- 15.2 Consultation with the Contaminated Land Officer confirms that no objections are raised subject to the further site investigations being undertaken to identify any potential onsite remediation requirements relevant to the site's industrial past. This would be secured through the requirements of a planning condition.
- 15.3 The site was formally occupied by a pair of mill buildings that were first depicted on historic mapping from 1848. No Desk Based Archaeological Assessment has been undertaken nor has the Historic Environment Record been consulted, meaning that any archaeological interests are undefined. Consultation with GMAAS confirms that any remains will be of no more than regional significance and any removal would be acceptable subject to prior recording. Accordingly, it is recommended that a condition is applied relevant to the implementation of a programme of archaeological works.

16.0 AFFORDABLE HOUSING

- 16.1 Paragraph 64 of the NPPF identifies that all major (10 units and above) residential developments should involve the provision of affordable housing. This is below the threshold identified by policy H5 which sets a threshold of 25 units, the Housing Needs Assessment identifies an expectation of the provision of 15% of units on an affordable basis. The glossary of the NPPF provides a definition of affordable housing, which includes affordable housing for rent provided by a Registered Provider.
- 16.2 The applicant is a Registered Provider and already manages a significant portfolio of housing within Mossley and the wider Tameside area. The proposed development and form of occupancy therefore represents 100% affordable housing in compliance with paragraph 64 of the NPPF. The applicant has offered to enter into a Section 106 agreement to ensure that this accommodation is provided and maintained on an affordable basis in perpetuity. The policy test would therefore be exceeded.

17.0 CONTRIBUTIONS

- 17.1 The scale of the development constitutes a major development, as such there would normally be a requirement to meet Affordable Housing (15%), Green Space and Highways contributions as per the requirements of policies H4 (affordable housing) , H5(open Space) H6 (education) and T13 (highways) of the Development Plan. In this instance, the affordable housing requirement would be exceeded through the applicants intention to provide all of the apartments on an affordable basis secured via a Section 106 agreement. Recognising the specialist nature of the retirement accommodation no education contribution is sought pursuant to policy H6. A contribution towards Green Space would stand at £19,587.10 and the highways contribution at £26,036.25. The green space monies would be allocated to Mossley Park and highways monies would resurface Nield Street and provide cycling/walking improvements/initiatives in the local area.

18.0 OTHER ISSUES

- 18.1 Noise: - The EHO is satisfied that a suitable standard of amenity level can be achieved and there are no requirements for any noise related planning conditions.
- 18.2 Heritage: - There are no recorded assets within the vicinity of the site, the setting of which could be in anyway affected by the proposals.
- 18.3 Security:- The application has been accompanied with a Crime Impact Statement. Subject to the recommendations, it is considered that the security of the future occupants and neighbouring properties would be adequately met. The layout ensures there is good levels of passive surveillance over public areas including that of the PRoW linkage to Brooklands Close.
- 18.4 Land Ownership: - It has been raised within one of the representations that the site encroached on land outside of the applicant's ownership. The applicant has been referred to this objection and has confirmed that the boundary does not include any land within their ownership or identified on the title plan that was supplied. The proposed plan shows greenery and random trees on this land but that is reflective of site conditions at the moment. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development. If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.
- 18.5 PRoW: - Definitive Footpath Mossley 206 runs immediately adjacent to the site, along the northern boundary. A prior request has been made to the Council for this footpath to be diverted so that it runs across the site considered as part of this planning application. This request has previously been considered by the Council and authority was granted to draft and advertise the diversion order. Following on from the advertisement, one objection was received to the proposed diversion that has hopefully now been resolved. However, the objection is yet to be withdrawn and as a result, the order affecting the diversion of Footpath 206 onto this site is still to be confirmed. The applicant has confirmed that they will accept the diverted footpath on their site and have accommodated the proposed route into their design for the development. This should not, therefore, cause any issue for the proposed footpath diversion. Temporary closure of the PRoW is likely to be required during the construction phase of the development; if this is the case then a closure or diversion order would need to be made to the Councils PRoW team.

19.0 CONCLUSION

- 19.1 At the heart of the NPPF is a presumption in favour of sustainable development. This requires planning applications that accord with the Development Plan to be approved without

delay, and where the Development Plan is absent, silent or out of date, granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole or specific policies in the framework indicate that development should be restricted.

- 19.2 There is considered to be an identified need for retirement accommodation within the borough and the requirement of the NPPF to boost the supply of housing to meet a variety of needs is considered to weigh in favour of the proposals. The site is in a sustainable location, close to numerous amenities and public transport links.
- 19.3 The design, layout and scale of the development would preserve the residential amenity of neighbouring properties, despite being part 3 storeys in height, for the reasons set out in the main body of the report.
- 19.4 The redevelopment for residential purposes would be compatible with the Housing Strategy and would also be readily compatible with the established residential character of adjoining uses. The development would add to and contribute to much needed, good quality affordable housing on a site which is earmarked for such within the Tameside SHELAA. The provision towards supply within a documented period of under supply is afforded significant weight.
- 19.5 The design creates a positive and welcoming residential environment. The apartments would make a positive contribution to the local housing stock, in accordance with core principles of the NPPF.
- 19.6 Taking into account the relevant development plan policies and other material considerations, and subject to the identified mitigation measures, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission. The proposals represent an efficient re-use of a largely previously developed site that would meet sustainability requirements, and contribute positively to the borough's affordable housing supply.

RECOMMENDATION:

That Members resolve that they would be MINDED TO GRANT planning permission for the development subject to the following:

- (i) To complete a suitable legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure:
- Contribution of £26,036.25 towards highway improvements including the resurfacing of Nield Street;
 - Contribution of £19,587.10 towards off site green space improvements; and
 - Restriction on the occupancy of the apartments on an affordable basis.
- (ii) To have discretion to refuse the application appropriately in the circumstances where a S106 agreement has not been completed within a reasonable period of the resolution to grant planning permission;
- (iii) That Officers are afforded discretion to amend the wording of any conditions; and,
- (iv) That upon satisfactory completion of the above legal agreement that planning permission be GRANTED subject to the following conditions:
- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Location Plan 2359-PL-700-01
Proposed Site plan 2359-PL-700-02 Rev 3
Proposed Site Section 2359-SE-200-05 Rev 1
Ground Floor Plan 2359-PL-200-01 Rev 3
First Floor Plan 2359-PL-200-01 Rev 3
Second Floor Plan 2359-PL-200-01 Rev 3
Proposed Elevations 2359-EL-200-04 Rev 3
Landscaped Plan 0584-PLI-ZZ-ZZ-DR-L-0120 Rev P01
Tree Survey & Root Protection plan Ref 5789.01 TS Jul 18 Rev A

Reports

Design and Access Statement Rev 1 dated 01/11/2020
Planning Statement Paul Butler associates Dated 06/05/2021
Crime Impact Statement Ref 2020/0757/CIS/01
Tree Survey report Ref: MG/5630/TSR/REVA/Nov20
Arboricultural Impact Assessment Ref: MG/5630/AIA&AMS/REVB/Jan21
Ecological Appraisal
CCTV Drainage Inspection Report Ref 14150
Desktop Utility Infrastructure Record Search
Phase 1 Geo-Environmental Site Assessment Ref 12-281-r1
Phase 2 Geo-Environmental Investigation Report Ref 20119/GEIR
Drainage Ref 5014471

- 3) Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the buildings; in the construction of all boundary walls, fences and railings; and, in the finishes to all external hard-surfaces have been submitted to, and approved in writing by, the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality, in accordance with polices H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form

- 4) No work shall take place in respect to the construction of the approved highway, as indicated on the approved site plan, until a scheme relevant to highway construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of:
1. Phasing plan of highway works;
 2. Stage 1 Safety Audit – ‘Completion of Preliminary Design’ and subsequent Stages 2-4 based on the Design Manual for Roads and Bridges document GG 119 – Road Safety Audit;
 3. Surface and drainage details of all carriageways and footways;
 4. Details of the works to the reinstatement of redundant vehicle access points as continuous footway to adoptable standards following the completion of the construction phase;
 5. Details of an Approval in Principle must be obtained for proposed retaining walls within the development, including any temporary retaining structures required by the

development. This details shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, (this does not define adoption of the asset but merely the design constraints should they be approved by the LHA).

6. Details of the areas of the highway network within the site to be constructed to adoptable standards and the specification of the construction of these areas.
7. Details of carriageway markings and signage.
8. Details of a lighting scheme to provide street lighting (to an adoptable standard), to the shared private driveway and pedestrian/cycle pathways have been submitted to and approved in writing by the local planning authority. The scheme shall include details of how the lighting will be funded for both electricity supply and future maintenance.

No part of the approved development shall be occupied until the approved highways works have been constructed in accordance with the approved details or phasing plan and the development shall be retained as such thereafter.

Reason: In the interest of highway safety, in accordance with UDP PolicyT1: Highway Improvement and Traffic Management.

- 5) 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:

- Wheel wash facilities for construction vehicles;
- Any arrangements for temporary construction access;
- Contractor and construction worker car parking;
- Turning facilities during the remediation and construction phases;
- Details of on-site storage facilities.

The development shall be carried out in accordance with the approved Construction Environmental Management Plan.

Reason: In the interest of highway safety, in accordance with UDP PolicyT1: Highway Improvement and Traffic Management.

- 6) The car parking spaces to serve the apartment complex as part of the development hereby approved shall be laid out as shown on the approved site plan 2539-PL-700-02 Rev 1 (Proposed Site Plan) prior to the first occupation of the development and shall be retained free from obstruction for their intended use thereafter. Parking spaces shall be constructed on a level that prevents displacement of materials or surface water onto the highway and shall be retained as such thereafter.

Reason: In the interest of highway safety, in accordance with UDP Policy T1: Highway Improvement and Traffic Management.

- 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.

Reason: In the interest of highway safety, in accordance with UDP Policy T1: Highway Improvement and Traffic Management.

- 8) As indicated on the approved plan, prior to the first occupation of the development hereby approved each house shall be provided with an electric vehicle charging facility. The specification of the charging points installed shall:
- i) Be designed and installed in accordance with the appropriate parts of BS EN 61851 (or any subsequent replacement standard in effect at the date of the installation);
 - ii) Have a minimum rated output of 7 kW, measured or calculated at a nominal supply voltage of 230VAC;
 - iii) Be fitted with a universal socket (known as an untethered electric vehicle charge point);
 - iv) Be fitted with a charging equipment status indicator using lights, LEDs or display; and
 - v) A minimum of Mode 3 or equivalent.

Reason: In the interest of sustainability to encourage electric vehicle ownership in the interests of air quality.

- 9) No part of the development hereby approved shall be occupied until details of the secured cycle storage provision to serve the apartments have been submitted to and approved in writing by the local planning authority. The details shall include scaled plans showing the location of storage and details of the means of enclosure. The secured cycle storage arrangements for each apartment shall be implemented in accordance with the approved details prior to the occupation of that apartment and shall be retained as such thereafter.

Reason: In the interest of promoting use of public transport and reducing environmental impact, in accordance with UDP Policies T1: Highway Improvement and Traffic Management

- 10) 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.

Reason: To protect the amenities of occupants of nearby properties/dwelling houses in accordance with UDP policies 1.12 and E6.

- 11) Development shall not commence until the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority:
- i. A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the local planning authority. Prior to any physical site investigation, a methodology shall be approved by the local planning authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
 - ii. Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the local planning authority prior to implementation.
 - iii. Any additional or unforeseen contamination encountered during development shall be notified to the local planning authority as soon as practicably possible and a remedial scheme to deal with this approved by the local planning authority.

- iv. Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the local planning authority.

The discharge of this planning condition will be given in writing by the local planning authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the local planning authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the local planning authority.

Reason: To ensure any unacceptable risks posed by contamination are appropriately addressed and the site is suitable for its proposed use in accordance with paragraph 178 of the National Planning Policy Framework.

- 12) Prior to the commencement of development, details of a surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the local planning authority, and must include:
 - (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions, the potential for infiltration of surface water in accordance with BRE365, a survey of existing drainage arrangements and the potential to discharge surface water to the highway drainage system;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; and;
 - (iv) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure proper drainage of the area, in accordance with UDP policy U3 Water Services for Developments and Section 14 NPPF.

- 13) Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

- 14) No construction shall commence (including any earthworks) until details of the means of ensuring the United Utilities assets that are laid within the site boundary are protected from damage as a result of the development have been submitted to and approved by the local planning authority in writing. The details shall include a survey that identifies the exact location of all sewers and water mains, the potential impacts on the sewers and water mains from construction activities (including the construction compound), the impacts post completion of the development on the sewer and water main infrastructure that crosses the site and identify mitigation measures, including a timetable for implementation, to protect and prevent any damage to both sewers and water mains both during construction and post completion of the development. Any mitigation measures shall be implemented in full prior to commencement of development in accordance with the approved details and timetable and shall be retained thereafter for the lifetime of the development. In the event that the survey of the water main identifies the buildings/plots are within an agreed standoff either side of each asset, the developer shall submit evidence to the local planning authority that a diversion has been agreed with the relevant statutory undertaker and that the approved works have been undertaken prior to the commencement of development.

Reason: In the interest of public health and to ensure protection of United Utilities assets, in accordance with UDP policy U3 Water Services for Developments and Section 14 NPPF.

- 15) No development shall commence until full details of the structural condition (including CCTV survey) and the exact route of the watercourse have been submitted to and approved by the local planning authority to demonstrate its fitness for purpose and that adequate clearance is maintained to the development. This should incorporate details to ensure that the watercourse within the site boundary:
- Includes surveys that identifies the exact location of the watercourse. This should incorporate physical evidence of the route such as SONDE / trial holes.
 - In the event that surveys of the watercourse identifies any buildings/plots within close proximity, the developer shall submit evidence to the local planning authority that either a diversion has been agreed with the relevant parties or the proposed design has been mitigated accordingly and that the approved works have been undertaken prior to the commencement of development.
 - Incorporates a comprehensive Flood Risk Assessment and Drainage Strategy
 - Provides for free discharge from upstream catchments to current requirements for the existing run off and discharge conditions. This may require an assessment and potentially modelling of upstream catchments by a competent designer to determine the impact on all parties whether a diversion is made or not.
 - Provides a full watercourse and catchment assessment including significant blockage and high return period assessments.
 - Is protected from damage as a result of the development.
 - Is assessed for the potential impacts on the watercourse from construction activities (including the construction compound).
 - Is assessed for the impacts post completion of the development on the watercourse that crosses the site.
 - Identifies mitigation measures, including a timetable for implementation, to protect and prevent any damage to the watercourse both during construction and post completion of the development.
 - Any mitigation measures shall be implemented in full prior to commencement of development in accordance with the approved details and timetable and shall be retained thereafter for the lifetime of the development.

- Identify a management plan for future maintenance/management of the watercourse.

The development shall be carried out in full accordance with agreed strategy and phasing of works.

- 16) A management plan including responsibilities and maintenance schedules for the culverted watercourse shall be submitted to and approved by the local planning authority prior to the occupation of the development. The management plan shall be carried out in accordance with the approved schedule.

Reason: To maintain the structural integrity and proper functioning of the existing culverted watercourse in accordance with UDP policies U3 Water Services for Developments and U4 Flood Prevention.

- 17) No works to trees or shrubs shall occur between 1 March and 31 August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the local planning authority.

Reason: In the interests of biodiversity in accordance with policy N7: Protected Species

- 18) Notwithstanding any description of boundary treatments and materials listed in the application or detailed on the approved plans, no works shall be undertaken until full details have been provided in writing to the local planning authority. The details shall include specification of all materials, cross-sections and elevation drawing. The approved details shall be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality, in accordance with polices H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

- 19) A landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas for shall be submitted to and approved by the local planning authority prior to the occupation of the first dwelling. The landscape management plan shall be carried out in accordance with the approved plan and in accordance with timetable to be agreed in writing with the local planning authority.

Reason: In the interests of the visual amenities of the locality, in accordance with polices H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

- 20) The site shall be landscaped as per the approved landscaping design strategy Ref: 0584-PLI-ZZ-ZZ-RP-L-0001 Rev 01 Dated 11 January 2021 prior to the occupation of the development.

Reason: In the interests of the visual amenities of the locality, in accordance with polices H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

- 21) All planting, seeding or turfing comprised in the approved landscaping design strategy Ref : 0584-PLI-ZZ-ZZ-RP-L-0001 Rev 01 Dated 11 January 2021 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of five years from the completion of the development, are removed,

or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with polices H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

- 22) Dust suppression equipment in the form of sprinklers or water bowsers shall be employed at the site at all times. During periods of hot or dry weather water suppression shall be undertaken at regular intervals to prevent any migration of dust from the site. All surface water run off associated with the equipment shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway at any time.

Reason: In the interests of air quality and local residential amenity.

- 23) The development hereby approved shall be carried in accordance with the measures listed in the Security Strategy (Section 4) of the Crime Impact Statement ref version A: 08/01/21 ref 2020/0757/CIS/01 submitted with the planning application and shall be retained as such thereafter.

Reason: In the interests of security and residential amenity.

- 24) A scheme for the Biodiversity Enhancement and Mitigation Measures including the planting of native trees and the provisions of bird and bat boxes shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

Reason: In the interests of biodiversity to ensure sufficient protection is afforded to wildlife in accordance with policy N7: Protected Species.

- 25) 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.

Reason: In the interests of local residential amenity.

- 26) No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - An archaeological desk-based assessment including assessment of the interior significance of the standing building on site;
 - Informed by the above, historic building recording and/or intra-demolition watching brief on the standing building;
 - Targeted archaeological evaluation through trial trenching; and
 - Informed by the above, more detailed targeted excavation (subject of a new WSI).
2. A programme for post investigation assessment to include:
 - Production of a final report on the investigation results.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 16, Paragraph 199 - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible.

- 27) The footpath shown on drawing 2539—PL-700-02 Rev1 shall be provided and remain unobstructed at all times following occupation of the development.

Reason: For the avoidance of doubt to ensure that pedestrian access is not prejudiced in accordance with UDP PolicyT8: Walking.

- 28) The first floor window on the eastern elevation of the building facing Nield Street identified on drawing ref 2539-PL-200-02 Rev 2 shall at all times be fitted with obscure glass and retained as such thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of obscurity, or such equivalent as may be agreed in writing by the local planning authority.

Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential property and in accordance with UDP policy H10: Detailed Design of Housing Developments

- 29) Notwithstanding the submitted details, none of the apartments hereby approved shall be occupied until details of the means of storage and collection of refuse generated by the development have been submitted to and approved in writing by the local planning authority. The details shall include scaled plans showing the location of the required number of bins to be stored within any communal bin storage areas and scaled plans of the means of enclosure of all bin stores, including materials and finish. The bin storage arrangements for each dwelling shall be implemented in accordance with the approved details prior to the first occupation of the development and shall be retained as such thereafter.

Reason: To safeguard the general amenity of the area in accordance with UDP policy 1.12/1.13/H10.