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**TRAFFORD  
COUNCIL**

## **AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE MEETING**

**Date: Thursday, 10 August 2017**

**Time: 6.30 pm**

**Place: Committee Suite, Trafford Town Hall, Talbot Road, Stretford, Manchester  
M32 0TH**

### **AGENDA**

### **ITEM**

#### **3. ADDITIONAL INFORMATION REPORT**

To consider the attached report of the Head of Planning and Development, tabled at the meeting.

**3**

#### **THERESA GRANT**

Chief Executive

#### Membership of the Committee

Councillors Mrs. V. Ward (Chairman), Mrs. J. Reilly (Vice-Chairman), Dr. K. Barclay, D. Bunting, N. Evans, T. Fishwick, P. Gratrix, E. Malik, D. O'Sullivan, B. Sharp, L. Walsh and J.A. Wright

#### Further Information

For help, advice and information about this meeting please contact:

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# Agenda Item 3

## AGENDA ITEM 3

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 10<sup>th</sup> August 2017

MINUTES FROM THE LAST MEETING (13<sup>TH</sup> JULY 2017)

In 12 (A) (ii), the reference to “spatial green infrastructure” is removed and the wording is amended so that the resolution matches the body of the committee report. The wording is therefore amended to read: -

The submission of a further viability review of the scheme at a point to be agreed with the applicant and agreement that an appropriate contribution towards affordable housing will be made should the review conclude that developer profits will exceed 20%.

ADDENDUM TO THE AGENDA:

ADDITIONAL INFORMATION REPORT (INCLUDING SPEAKERS)

### 1.0 INTRODUCTION

1.1 This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

1.2 Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chairman.

### 2.0 ITEM 4 – APPLICATIONS FOR PERMISSION TO DEVELOP, ETC.

#### REVISED ORDER OF AGENDA (SPEAKERS)

Part 1 Applications for Planning Permission					
Application	Site Address/Location of Development	Ward	Page	Speakers	
				Against RECOMMENDATION	For REC.
<a href="#">90621</a>	Asda Petrol Station, 230 Marsland Road, Sale. M33 3NA	Priory	1	✓	✓
<a href="#">90738</a>	Land On Trafford Wharf Road, Bounded By Wharf End To The North, BT Exchange Building To The West And Trafford Wharf Road To The South And West, Trafford Park. M17 1AG	Gorse Hill	14	✓	✓
<a href="#">90872</a>	46 Bradfield Road, Stretford. M32 9LF	Stretford	57		

<a href="#">90991</a>	Land Bound By Bridgewater Way, Chester Road, Virgil Street And Princess Street, Old Trafford. M15 4EE	Clifford	69	✓	✓
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**Page 1 90621/FUL/17 - Asda Petrol Station, 230 Marsland Road, Sale**

**SPEAKER(S)**      **AGAINST:**      **Kevin Ashton  
(Neighbour)**

**FOR:**      **Alan Jones  
(Applicant)**

**REPRESENTATIONS**

**Neighbours:** Correspondence between Hardhat (on behalf of Asda) and neighbours has been received and comments received highlighting a previous Management Plan within applications 812/VAR/2013 and 78835/FULL/2012. The main comments made by neighbours are:

- Major factual errors and omissions in the report submitted to the Planning and Development Management Committee.
- Maximum number of three time slots for collections and maximum number of customer collections per day is 21 with seven lockers and one acting as a spare.
- Range of conditions that may be applied are severely limited and therefore limiting the number of customers per time slot is probably unenforceable.
- Other comments made relate to landscaping within the application site and its maintenance.

**OBSERVATIONS**

The comments made relate to a previous application 81213/VAR/2013 which was refused at a Planning Committee meeting. Therefore the Management Plan and activity related to it does not exist and is not a material consideration.

The comments made regarding landscaping within the application site relate to a previous application and therefore not considered to be relevant within the current application.

**Recommended condition**

An additional condition is recommended to be attached which is in full below for clarity:

9) The rating level (LAeq,T) from all fixed plant and machinery associated with the click and collect lockers, when operating simultaneously, shall not exceed the background noise level (LA90,T) at any time when measured at the nearest noise

sensitive premises. Noise measurements and assessments should be compliant with BS 4142:2014 "Rating industrial noise affecting mixed residential and industrial areas.

Reason: In the interest of residential amenity and in compliance with Policy L7 of the Trafford Core Strategy.

No further observations are made with respect to the proposed development.

## **RECOMMENDATION**

The recommendation remains unchanged.

**Page 14 90738/FUL/17 - Land On Trafford Wharf Road, Bounded By Wharf End To The North, BT Exchange Building To The West And Trafford Wharf Road To The South And West, Trafford Park**

**SPEAKER(S)      AGAINST:      Joe Marriott  
(For Neighbour)**

**FOR:      Tom Flanagan  
(Agent)**

## **Representations**

1no. further representation has been received from representatives of Victoria Warehouse (VW). This includes a technical appraisal of the latest Noise Impact Assessment submitted by the applicants and comments following publication of the Committee Report. In summary this latest representation recommends:

- a) A planning condition requiring further noise surveys of dance music events to take place at Victoria Warehouse.
- b) A change to Condition 15 to include 31.5Hz in the testing given this low frequency bass beat noise has been identified as a particular concern.
- c) Inclusion in the Section 106 of a Deed of Easement for future residents to ensure they are provided with full information about the use of the neighbouring venue prior to purchasing a property. This was included in a recent planning decision for a Ministry of Sound nightclub in London.

The representation emphasises that VW is supportive of regeneration of the area having invested significantly in the venue with a vision for the complex to become a significant music and events location. It states that the amendments proposed are considered essential to ensure the proposed development does not result in the creation of unresolvable conflict for residents, the Council and VW.

## **OBSERVATIONS**

### **IMPACT ON RESIDENTIAL AMENITY**

#### **Noise and Disturbance**

##### **Additional paragraph**

Following receipt of a further representation from VW, this has been considered by Pollution and Licensing and the independent acoustic consultants. The concerns raised are summarised in the Representations section of the Additional Information Report. In terms of specifying sound insulation at 31.5 Hz, changes to Condition 15 have been made to include the 31.5 Hz ratings set out by Hann Tucker for facade zones B1 and B2 with acknowledgement that the laboratory test results will only be indicative. This recognises that they will be considered but that the internal levels on site cannot be accurately determined from laboratory tests. Condition 15 has been amended accordingly. In terms of the suggestion for an inclusion in the Section 106 of a Deed of Easement for future residents, this has been discussed with the applicant. Given the level of acoustic mitigation proposed it is not considered necessary to have an agreement of this nature. Furthermore it would not affect someone's statutory rights to complain of nuisance or call into review a Premises License.

### **DEVELOPER CONTRIBUTIONS**

#### **Viability Appraisal**

Delete Para. 103 and replace with:

The review of the viability appraisal by consultants on behalf of the Council considered that the scheme is viably able to deliver 12% (42 units) affordable housing. This review considered the benchmark land value to be lower than that given in the appraisal by the applicants. In accordance with the advice received, the applicants were advised that an affordable housing contribution would be expected and following lengthy discussions the applicants have agreed to provide a financial contribution towards affordable housing. The scheme would result in regeneration of this part of the borough and also proposes significant public realm works on Council owned land and around the existing Trafford Park Sky Hook sculptures. Given the circumstance of this case, a contribution of £500,000 to off-site affordable housing has been offered. In addition, a £1 million package of public realm works are proposed on Council owned land adjacent to the Trafford Park sky hook sculptures and around the site. These works are dependent on a successful highway stopping up order and the applicant has proposed that should any element of the public realm works not materialise, the money set aside for those works will be transferred to an affordable housing contribution. The applicant has agreed a long-stop date will be included within the s106 agreement for both applying and obtaining a stopping up order/s and the agreement will allow for the long-stop date to be extended with the written agreement of the Council. Should the stopping orders not be applied for or

obtained prior to occupation of the development the money set aside for those elements of works will be transferred to an affordable housing contribution.

## **RECOMMENDATION**

### **Conditions**

Delete condition and replace with:

**15.** No development shall take place unless and until a scheme for acoustically insulating the proposed residential accommodation against external noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include (but shall not be limited to) the following:-

- Minimum octave-band facade sound insulation ratings, between from 31.5 Hz to 4000 Hz, shall be as set out on pages 30-31 of the Hann Tucker Noise Impact Assessment Report ref: 23240/NIA1 (issue 5) dated 24 July 2017.
- For constructions to facade zones B1 and B2 identified in the Noise Impact Assessment (referred to above), compliance shall be demonstrated by laboratory sound insulation tests in accordance with BS EN ISO 10140-2. Tests shall be carried out in an independent UKAS accredited laboratory. . It is acknowledged that standard test laboratories will not be accredited for measurements at 31.5 Hz. The measured ratings in the 31.5 Hz octave band shall therefore be considered as indicative.
- For remaining facade zones, calculations shall be submitted to and approved in writing by the Local Planning Authority to demonstrate compliance.

All noise insulation shall be installed entirely in accordance with the approved scheme. The noise insulation scheme shall be fully installed and implemented and a verification report demonstrating that this has taken place shall be submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby approved are occupied.

Reason: To safeguard the amenity of future occupiers of the development, having regard to Policies L5 and L7 of the Trafford Core Strategy and to secure a reduction in noise in order to protect future residents from noise disturbance.

Delete condition and replace with:

**16.** No plant shall be installed in association with the development hereby permitted unless an assessment of plant noise has been submitted to and approved in writing by the Local Planning Authority, including a scheme of mitigation measures required to ensure that the combined noise level of all plant, when assessed and rated in accordance with BS 4142: 2014 at 1m from any new or existing sensitive receptors, does not exceed 41dB LAeq between 07:00 - 23:00 hr and 37 dB LAeq between 23:00 - 07:00 hr on any day. The approved scheme of mitigation measures shall be implemented and maintained thereafter.

Reason: To safeguard the amenity of future occupiers of the development, having regard to Policies L5 and L7 of the Trafford Core Strategy.

Delete condition and replace with:

**17.** Prior to any of the apartments hereby permitted being occupied, a scheme for noise insulation of the party floors between commercial and residential units shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that the on-site floor sound reduction, DnT, is at or in excess of 32 dB at 63 Hz and 40 dB at 125 Hz as well as 45 dB DnT,w + Ctr overall. The scheme shall be implemented in accordance with the approved details and maintained thereafter.

Reason: To safeguard the amenity of future occupiers of the development, having regard to Policies L5 and L7 of the Trafford Core Strategy.

**Page 57 90872/HHA/17 – 46 Bradfield Road, Stretford**

**REPRESENTATIONS**

None

**OBSERVATIONS**

The photographs below show the property as existing:







No further observations are made with respect to the proposed development.

### **RECOMMENDATION**

The recommendation remains unchanged.

**Page 69 90991/FUL/17 - Land Bound By Bridgewater Way, Chester Road, Virgil Street And Princess Street, Old Trafford**

<b>SPEAKER(S)</b>	<b>AGAINST:</b>	<b>Matthew Carass (Neighbour)</b>
	<b>FOR:</b>	<b>Miss Ellie Philcox (Agent)</b>

### **RECOMMENDATION**

Condition 5 is amended to read as follows: -

a) Notwithstanding the details shown on the approved plans, none of the dwellings hereby permitted shall be occupied until full details of both hard and soft landscaping works and Green Infrastructure treatment have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of the formation of any banks, terraces or other earthworks, the entrance 'staple' feature, benches, other garden furniture and equipment, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works and shall show how account has been taken of any underground services.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location, the nature of the proposed development and having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

**RICHARD ROE, DIRECTOR OF GROWTH AND REGULATORY SERVICES**

**FOR FURTHER INFORMATION PLEASE CONTACT:**

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