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AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 13 April 2023

Time: 6.30 pm

Place: Committee Suite, Trafford Town Hall, Talbot Road, Stretford, Manchester

M32 0TH

AGENDA

5. ADDITIONAL INFORMATION REPORT

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

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SARA TODD

Chief Executive

Membership of the Committee

Councillors B. Hartley (Chair), B.G. Winstanley (Vice-Chair), A. Akinola, D. Bunting, D. Chalkin, M. Freeman, W. Hassan, M. Minnis, D. Morgan, S. Procter, S. Thomas, L. Walsh and M.J. Welton.

Further Information

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

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PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE - 13th APRIL 2023

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 Chair.
- 2.0 ITEM 4 APPLICATIONS FOR PERMISSION TO DEVELOP, ETC.

REVISED ORDER OF AGENDA (SPEAKERS)

Application	Site Address/Location of Development	Ward	Page	Speakers	
				Against	For
<u>108338</u>	Land At Christie Road, Stretford M32 0EW	Longford	1		✓
<u>108956</u>	12 Rossett Avenue Timperley WA15 6EX	Timperley	70		✓
109588	9 Blueberry Road Bowdon WA14 3LS	Bowdon	81		

Page 1 108338/FUL/22: Land at Christie Road, Stretford M32 0EW

SPEAKER(S) AGAINST:

FOR: Rebecca Dennis

(Agent)

OBSERVATIONS

Paragraph 77 of the report states:-

'A condition is recommended to achieve the CO₂ reduction required by the Core Strategy and on this basis, officers are satisfied that the proposed development will be able to achieve the goals of Core Strategy Policy L5 and the NPPF in this respect.'

Condition 21 was attached accordingly as follows:

The development hereby approved shall not be occupied unless and until details of energy efficiency measures and any low/zero carbon technologies incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate how carbon emissions of at least 5 per cent below the Building Regulations Target Emissions Rate have been achieved. The approved measures shall be implemented in full.

Reason: In the interests of achieving a reduction in carbon emissions, having regard to Policy L5 of the Trafford Core Strategy and the National Planning Policy Framework.

Following further review and in order to make the condition more precise, it is considered that the condition should be amended to include reference to the year of the relevant Building Regulations (2010) as stated in adopted Policy L5 of the 2012 Core Strategy.

The second bullet point of paragraph 228 should be amended to replace the word 'moderate' with 'substantial' to read as follows:

 Delivery of a well-designed, energy efficient, accessible development for future occupiers. Substantial weight is afforded to this benefit

This reflects the weight attributed to this in paragraph 229.

RECOMMENDATION

The recommendation of approval subject to conditions is unchanged.

Condition 21 to be amended as follows:

21. The development hereby approved shall not be occupied unless and until details of energy efficiency measures and any low/zero carbon technologies incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate how carbon emissions of

at least 5 per cent below the Building Regulations 2010 Target Emissions Rate have been achieved. The approved measures shall be implemented in full.

Page 70 108956/HHA/22: 12 Rossett Avenue, Timperley WA15 6EX

SPEAKER(S) AGAINST:

FOR: San Tau

(Agent)

Page 81 109588/HHA/22: 9 Blueberry Road, Bowdon WA14 3LS

OBSERVATIONS

Further details have been received confirming the proposed materials (which remain as set out in the main report).

In the planning history in the main report, application 100743/HHA/20 is noted as being 'not implemented'. This is an error.

RECOMMENDATION

It is recommended that Condition 3, the materials condition, is amended to include the additional details as follows: -

3. The development herby permitted shall be constructed entirely of the materials details which are shown on plan numbers 903 - 04, 904 – 04, 905 – 03 and D29 – 01.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

RICHARD ROE, CORPORATE DIRECTOR, PLACE

FOR FURTHER INFORMATION PLEASE CONTACT:

Rebecca Coley, Head of Planning and Development, 1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH. Telephone 0161 912 3149

