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TRAFFORD COUNCIL

AGENDA PAPERS FOR PLANNING DEVELOPMENT CONTROL COMMITTEE

Date: Thursday, 8 October 2015

Time: 6.30 pm

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

AGENDA	ITEM
1. ATTENDANCES	
To note attendances, including Officers and any apologies for absence.	
2. MINUTES	
To receive and, if so determined, to approve as a correct record the Minutes of the meeting held on 10 th September, 2015.	2
3. ADDITIONAL INFORMATION REPORT	
To consider a report of the Deputy Chief Executive and Corporate Director Economic Growth, Environment and Infrastructure, to be tabled at the meeting.	
4. APPLICATIONS FOR PERMISSION TO DEVELOP ETC.	
To consider the attached reports of the Deputy Chief Executive and Corporate Director Economic Growth, Environment and Infrastructure.	4
5. URGENT BUSINESS (IF ANY)	
Any other item or items which by reason of special circumstances (to be specified) the Chairman of the meeting is of the opinion should be considered at this meeting as a matter of urgency.	

THERESA GRANT
Chief Executive

Planning Development Control Committee - Thursday, 8 October 2015

Membership of the Committee

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

Further Information

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

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This agenda was issued on **Tuesday, 29 September 2015** by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

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PLANNING DEVELOPMENT CONTROL COMMITTEE

10th SEPTEMBER, 2015

PRESENT:

Councillor Bunting (In the Chair),
Councillors Dr. Barclay, Mrs. Dixon MBE (Substitute), N. Evans, Gratrix, Hopps, Malik,
O'Sullivan, Smith, Walsh and Whetton.

In attendance: Head of Planning Services (Mr. R. Haslam),
Development Control Manager (Mr. D. Pearson),
Senior Planner (Mrs. J. Johnson),
Planner (Mr. I. Gulfraz),
Principal Highways & Traffic Engineer (Amey) (Mr. J. Morley),
Director of Legal & Democratic Services (Ms. J. le Fevre),
Senior Democratic & Scrutiny Officer (Mr. I. Cockill).

Also present: Councillors Stephen Anstee (Part), Brotherton, Hyman and Mitchell.

APOLOGIES

Apologies for absence were received from Councillors Fishwick, Mrs. Reilly and Mrs. Ward

29. MINUTES

RESOLVED: That the Minutes of the meeting held on 13th August, 2015, be approved as a correct record and signed by the Chairman.

30. ADDITIONAL INFORMATION REPORT

The Head of Planning Services submitted a report informing Members of additional information received regarding applications for planning permission to be determined by the Committee.

RESOLVED: That the report be received and noted.

31. APPLICATIONS FOR PERMISSION TO DEVELOP ETC.

(a) Permission granted subject to standard conditions prescribed by statute, if any, and to any other conditions now determined

Application No., Name of Applicant, Address or Site

Description

84498/FUL/14 – Adactus Housing Group Limited – Land at Ayres Road, Old Trafford.

Erection of a part 2.5, part 3 storey building to form 11no. apartments with car parking accessed from Ayres Road and South Croston Street and landscaping and boundary

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	treatment works throughout.
84541/FUL/14 – Mr. Offland – 61 Bankhall Lane, Hale Barns.	Proposed demolition of existing dwelling to allow erection of a replacement three storey dwelling set within sunken garden area. Alterations to existing access with landscaping works through-out to include underground parking bays.
85554/HHA/15 – Mrs. Moffitt – 91 Snowden Avenue, Flixton.	Erection of a single storey side extension and rear extension with external alterations including the creation of a pitched roof on the existing two storey rear extension.
85741/HHA/15 – Mr. Houghton – 1C Norris Road, Sale.	Demolition of existing garage and erection of two storey side extension and single storey rear extension, together with a detached garage in the rear garden and a new vehicular access.
[Note: Councillor Mrs. Dixon MBE declared a Personal and Prejudicial Interest in Application 85741/HHA/15, due to her involvement, after making representation to the Committee she remained in the meeting but did not participate in the debate or cast a vote on the Application.]	
85844/HHA/15 – Mr. & Mrs. Bentwood – 3 Midland Terrace, Ashley Road, Hale.	Erection of a single storey rear extension and a first floor extension over existing outrigger alongside other external alterations.
85998/FUL/15 – Trafford Council – Bowdon Community Association, Jubilee Centre, The Firs, Bowdon.	Demolition of the existing Community Centre and erection of new Community Centre and associated parking. Erection of temporary Community Centre building for use during construction of new Community Centre. Erection of 2 no. pairs of semi-detached houses with vehicular accesses onto St. Mary's Road.
86005/HHA/15 – Ms. Campbell – 1 Worcester Road, Sale.	Retention of a single storey rear extension and extension of the garage and retention of a total of 8 CCTV cameras.
86196/FUL/15 – THT Developments Ltd – Land at Cross Street, Sale.	Erection of a part three, part four/five storey building to provide 1036 square metres (GIFA) of retail/commercial floorspace (Use Classes A1, A2, A5, B1, D1 and/or D2) and 34no. residential apartments with associated car parking, cycle storage and landscaping.

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(b) Application deferred

Application No., Name of Applicant, Address or Site

Description

85452/FUL/15 – Hardy Mill Properties No.2 LLP – Byfield and Lynwood, Green Walk, Bowdon.

Change of use, conversion and extension of main building from clinic to 9 dwellings; demolition, rebuild and extension to coach house to form 3 dwellings; other external alterations including new window openings and dormer extensions; associated car parking and landscaping.

[Consideration of Application 85452/FUL/15 was deferred to allow further consideration regarding the issue of viability.]

32. APPLICATION FOR PLANNING PERMISSION 85237/FUL/15 – TRUSTEES OF SALE EVANGELICAL CHURCH – EVANGELICAL CHURCH, DARLEY STREET, SALE

The Head of Planning Services submitted a report concerning an application for planning permission for the demolition of the existing Sale Evangelical Church and the erection of a three storey building to provide 8no. residential apartments (Use Class C3) and associated car parking.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of a Legal Agreement which will secure a financial contribution of £42,000 towards off site affordable housing provision.
- (B) In the circumstances where the Section 106 Agreement has not been completed within 3 months of the date of this resolution, the final determination of the application shall be delegated to the Head of Planning Services.
- (C) That upon the satisfactory completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

33. PLANNING APPEAL DECISIONS UPDATE: 1st APRIL 2015 – 30th JUNE 2015

The Head of Planning Services submitted a report informing Members about the appeal decisions received over the first quarter of the year.

RESOLVED: That the contents of the report be noted.

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34. HOUSING AND PROPERTY MARKET CONDITIONS – STATE OF THE ECONOMY 2015

The Head of Planning Services submitted a report informing Members about a study that had been undertaken on behalf of Planning Services to ascertain the housing and property market conditions for the current year.

RESOLVED: That the contents of the report be noted.

35. PROPOSED STOPPING UP OF HIGHWAY AT LAND TO THE NORTH OF LOWTHER GARDENS, FLIXTON

The Contracts Director submitted a report advising Members of an application made to the Secretary of State for Transport under s247 of the Town & Country Planning Act 1990 to stop up an area of highway in Flixton.

RESOLVED: That no objection be raised to the application.

The meeting commenced at 6.30 p.m. and concluded at 9.00 p.m.



PLANNING DEVELOPMENT CONTROL COMMITTEE – 8th OCTOBER 2015

REPORT OF THE DEPUTY CHIEF EXECUTIVE AND CORPORATE DIRECTOR ECONOMIC GROWTH, ENVIRONMENT AND INFRASTRUCTURE

APPLICATIONS FOR PERMISSION TO DEVELOP, ETC.

PURPOSE

To consider applications for planning permission and related matters to be determined by the Committee.

RECOMMENDATIONS

As set out in the individual reports attached.

FINANCIAL IMPLICATIONS

None unless specified in an individual report.

STAFFING IMPLICATIONS

None unless specified in an individual report.

PROPERTY IMPLICATIONS

None unless specified in an individual report.

Further information from: Planning Services

Proper Officer for the purposes of the L.G.A. 1972, s.100D (Background papers): Deputy Chief Executive and Corporate Director Economic Growth, Environment and Infrastructure

Background Papers:

In preparing the reports on this agenda the following documents have been used:

1. The Trafford Local Plan: Core Strategy.
2. The GM Joint Waste Development Plan Document.
3. The GM Joint Minerals Development Plan Document.
4. The Revised Trafford Unitary Development Plan (2006).
5. Supplementary Planning Documents specifically referred to in the reports.
6. Government advice (National Planning Policy Framework, Circulars, practice guidance etc.).
7. The application file (as per the number at the head of each report).
8. The forms, plans, committee reports and decisions as appropriate for the historic applications specifically referred to in the reports.
9. Any additional information specifically referred to in each report.

These Background Documents are available for inspection at Planning and Building Control, 1st Floor, Trafford Town Hall, Talbot Road, Stretford, Manchester M32 0TH.

TRAFFORD METROPOLITAN BOROUGH COUNCIL

PLANNING DEVELOPMENT CONTROL COMMITTEE – 8th October 2015

**Report of the Deputy Chief Executive and Corporate Director Economic Growth,
Environment and Infrastructure**

**INDEX OF APPLICATIONS FOR PERMISSION TO DEVELOPMENT etc. PLACED
ON THE AGENDA FOR DECISION BY THE COMMITTEE**

Applications for Planning Permission				
Application	Site Address/Location of Development	Ward	Page	Recommendation
<u>81446</u>	Land adj to M60 High Level Bridge & Davyhulme WWTW & to south of Trafford Soccer Dome, Urmston	Davyhulme East/ Davyhulme West	1	Grant
<u>85452</u>	Byfield & Lynwood, Green Walk, Bowdon, WA14 2SJ	Bowdon	50	Grant
<u>86132</u>	Wastewater Detention Facility Fraser Place, Trafford Park	Gorse Hill	64	Grant
<u>86295</u>	Community Centre, Shrewsbury Street, Old Trafford, M16 9AX	Clifford	71	Grant

WARD: Davyhulme
East/West

81446/RENEWAL/2013

DEPARTURE: No

APPLICATION TO EXTEND THE TIME LIMIT OF PLANNING PERMISSION 74681/FULL/2010 (CONSTRUCTION OF SITE FOR EXPLORATION, PRODUCTION TESTING AND EXTRACTION OF COAL BED METHANE, TRANSMISSION OF GAS AND GENERATION OF ELECTRICITY, ERECTION OF TEMPORARY 34M HIGH DRILLING RIG, FORMATION OF TWO EXPLORATORY BOREHOLES, INSTALLATION OF WELLS, ERECTION OF PORTACABINS, STORAGE CONTAINERS AND ANCILLARY PLANT AND EQUIPMENT, CREATION OF A NEW VEHICULAR ACCESS ROAD, ERECTION OF 2.4M HIGH PERIMETER FENCING AND RESTORATION OF SITE FOLLOWING CESSATION OF USE).

Land Adjacent to the M60 High Level Bridge & Davyhulme Waste Water Treatment Works & to the South of Trafford Soccer Dome, Urmston.

APPLICANT: Island Gas Limited

AGENT: Jones Lang Lasalle

RECOMMENDATION: GRANT

A decision was taken at the October 2014 Committee Meeting to postpone consideration of this planning application in order to enable further consideration of environmental issues raised by objectors.

At the Council's request, the applicant has provided a report by Environ dated February 2015, "Assessment of Climate Change Impact of Coal Bed Methane Extraction." The report was prepared to provide Trafford Council with further information on potential direct and indirect greenhouse gas releases related to activities to be undertaken as part of the proposed operations. An independent Environmental Consultant has appraised the information and policy analysis provided in the Environ report on behalf of the Council. These matters are dealt with in more detail in the main body of the report.

SITE

Surface Development Site

The application site measures approximately 1.2ha in area. The main part of the site (where the coal bed methane extraction is proposed) is located to the west of the M60 Barton Bridge, between the motorway and the Davyhulme Waste Water Treatment Works. This land is currently undeveloped and there are a number of small self-seeded trees and other vegetation on the land.

The site is served by an existing access track leading from the public highway to the north-east of the Trafford Soccerdome and under the Barton Bridge to link with the main part of the site. It also forms part of the access to the Davyhulme Wastewater Treatment Works site.

To the north of the site, beyond the motorway, is the Trafford Soccerdome. To the south and west, lies Davyhulme Waste Water Sewage Works, including the site of the new advanced sludge treatment works (permitted under H/70123).

The Manchester Ship Canal is located approximately 300m to the north and forms the boundary with the Salford City Council administrative area.

Underground Works

The area identified for the lateral drilling would span underneath the Biomass energy plant site which is located to the north west of the site between the sewage works and the motorway, extending to the Manchester Ship Canal and into the administrative area of Salford City Council (this land is currently undeveloped).

PROPOSAL

Procedural Matters

A valid planning application was submitted to Trafford Council on 2nd February 2010. Planning permission was subsequently granted by the Council on 15th September 2010 for the same works outlined under this current proposal. This application therefore seeks to extend the period of time within which the planning permission can be implemented by a further three years. Details of the application and processes are unchanged, but have been set out below for completeness.

National guidance on applications to extend the time limits for implementing planning permission states LPAs should take a positive and constructive approach towards applications which improve the prospect of sustainable development being taken forward quickly. The development proposed in such an application will by definition have been judged to be acceptable in principle at an earlier date. It states LPAs should focus their attention on development plan policies and other material considerations (including national policies on matters such as climate change) which may have changed significantly since the original grant of permission.

Planning Practice Guidance (PPG) 2014 confirms in paragraph 94 that applications are able to cover more than one phase of extraction (exploratory phase; appraisal phase; production phase).

The Scheme

The application proposes the development of a facility for the exploration, production testing (appraisal phase) and extraction (production phase) of coal bed methane and the installation of an associated electricity generator. All the phases are separate and distinct and the relevant considerations to each phase are considered separately within the report. The application is however determined as a single matter. The development would involve the drilling of boreholes for coal bed methane appraisal and production, the installation of wells, production and power generating facilities, the extraction of coal bed methane and the subsequent restoration of the site. It is intended that the full production phase would operate for a 25 year period. The original proposal included a combined heat and power facility however this has been removed from the application by the applicant.

The proposed below ground lateral drilling zone would extend approximately 600m to the north west of the site underneath the Ship Canal and into the administrative area of Salford City Council.

Coal bed methane is an 'unconventional gas' resource. This term refers to natural gas which is trapped in deep underground rocks ('conventional gas' reserves are usually sited in easier to reach layers of rock). Coal contains a natural system of interconnected fractures called 'cleats.' If conditions prove favourable, CBM can be extracted from the coal seam and used for power generation or transfer to the mains gas supply or to individual domestic or commercial consumers. Wellbores are drilled into the coal seam. Extraction occurs by pumping out the water that occurs naturally in the coal seams or 'cleats' to reduce the underground pressure on the coal so the gas can be collected. The cleats provide the pathways that enable the water to be drained out of the coal seam to release the gas.

No fracturing of the rock structure (or 'fracking') is therefore required and the applicant has confirmed that this is not part of the application.

The development would involve: -

- Use of a recently constructed access road leading from the public highway to the north-west of the Soccerdome (approximately 420m to the north-east of the main site) and under the Barton Bridge. The access road will be required for the duration of the extraction operations or until such time as it is replaced by a new access for the Highways Agency, iGas and United Utilities as part of the Western Gateway Infrastructure Scheme proposals.
- The construction of a surface operations site.
- Coal bed methane appraisal drilling operations.
- Coal bed methane extraction drilling (lateral drilling within the defined drilling zone) operations.
- Production testing of the coal bed methane.
- The installation of equipment to process the coal bed methane and, where appropriate, to utilise the gas as a fuel source for on-site electricity generation and / or export the gas from the site.

Site Construction/Preparation Phase and Exploration

The site construction and preparation phase is expected to take 20 working days. Access will be taken off the access road constructed to the United Utilities development. The main part of the application site would have the shape of an irregular quadrilateral and would measure very approximately 50m x 100m in area. A 34m high drilling rig and ancillary equipment would be erected for a temporary period. A 2m high temporary "Heras" type fence would be erected around the perimeter of the site during construction. This would be replaced by a "Paladin" type security fence, prior to the commencement of production operations. Car parking for approximately 10 cars and a lorry turning area would be provided at the northern end

of the site close to the access. Site cabins would be positioned adjacent to the north-west boundary and in the south-western part of the site. The extraction wells, the drilling rig and ancillary plant and equipment would be positioned in the central area of the site.

The exploratory phase of hydrocarbon extraction seeks to acquire geological data to establish whether hydrocarbons are present. It may involve seismic surveys and exploratory drilling to establish the location of the coal seam, this is addressed in paragraph 67.

Appraisal Drilling Phase – The appraisal phase takes place following exploration when the existence of oil or gas has been proven, but the operator needs further information about the extent of the deposit or its production characteristics to establish whether it can be economically exploited. This phase and the extraction drilling phase are the busiest part of the operation when the site would be fully utilised by the drilling rig and ancillary equipment. Typically the ancillary equipment would consist of 10 to 12 portable cabins, the rig itself with associated water and waste containers and the generators used to service the drilling operation. The operational drilling site is likely to be centrally located within the confines of the planning application area, but the detailed final layout would be subject to practicalities at the time of development and a condition is recommended to require the submission of a final site layout prior to the start of each phase.

The rig and ancillary equipment comprising some 30 HGV loads will be moved on to the pre-prepared drilling site approximately 50m x 50m in dimension. A well cellar will be installed during the site construction phase with the actual construction details designed to suit the drilling rig type.

A steel conductor pipe will be installed in the cellar through which the boreholes will be drilled. During the appraisal drilling phase, two vertical appraisal boreholes would be drilled to an estimated minimum depth of 1100m (3500') Total Vertical Depth (TVD). The borehole would typically decrease in diameter from 500mm at the top section to 152mm at maximum depth in the coal seam. Steel pipe casing would be inserted into each borehole to prevent collapse and act as a conduit for drilling fluids in order to prevent the pollution of the aquifer during the operation. Drilling and casing programmes will be designed in accordance with standard petroleum industry good practice. They will be subject to Health and Safety Executive (HSE) notification and DECC (formerly DBERR) approval prior to the commencement of the operations.

Approximately 200-300 tonnes (200-300m³) of water (the main constituent of the drilling fluids) would be brought to the site by road tanker and held in storage tanks. The 300m³ would be phased over the drilling phase as the well progresses. Any waste water would be stored for a very short period prior to removal. Drilling fluid is pumped through the drill string to act as a lubricant during drilling operations. Measures will be taken to safeguard both ground waters and aquifers through the implementation of appropriate site and well design and drilling techniques. Casing is installed through the full depth of the aquifer and is subsequently sealed by grouting (cementing) in position.

Three types of waste will be generated on site during the drilling operations:

- Formation cuttings – these will be collected in purpose made tanks having passed over vibrating screens (“shakers”) where they are treated to further reduce their liquid content and make them easier to handle prior to being taken off site by a licensed contractor to a licensed disposal facility, this is classified as being inert.
- General waste – this will be segregated according to type for re-cycling and stored in separate skips and containers prior to being disposed of periodically by a licensed contractor;
- Sewage – Portaloo type facilities will be provided and maintained by an approved contractor.

For good practice and safety reasons, appraisal drilling operations would be conducted on a 24 hour/ 7 days per week basis and are expected to have a maximum duration of approximately 30 days but could be more or less depending on progress with the drilling and final total depth of the boreholes. The site would be floodlit during the hours of darkness using a self-powered lighting mast.

Extraction Drilling Phase - The extraction drilling phase would normally follow on immediately from the appraisal drilling phase. As with the appraisal drilling phase the site would be fully utilized by the drilling rig and ancillary equipment. Typically this would consist of 10 to 12 portable cabins, the rig itself with associated water and waste containers and the generators used to service the drilling operation. A drilling zone is indicated in the original planning application. The precise nature of depth and extent within this zone is regulated by the Coal Authority. During this phase, underground horizontal sections would be drilled away from the appraisal borehole and into the coal measures. The laterals would be approximately 152mm in diameter and would extend approximately 0.6km into the coal seam.

IGas require flexibility to undertake further drilling operations on the site throughout the production phase in relation to coal bed methane extraction. This may be undertaken to enhance production volumes and/or to carry out maintenance work on previously established boreholes. The frequency of such works will be determined by gaining operational experience at the site. In the event that IGas need to return to site to undertake further drilling, the rig and ancillary equipment will be moved back on to the site as per the previously described sequence.

Extraction drilling operations would be conducted on a 24 hour / 7 days per week basis and are expected to have a maximum duration of around 20 days.

Production Test Phase - Following the initial extraction and appraisal drilling phase, the potential resource would be tested for a period of between 30 and 180 days. Most of the drilling plant and equipment would no longer be required during this phase and would be taken off site however some office and storage units would be retained. The temporary test equipment and associated venting and flaring arrangements would then be installed after the site has been vacated. Site equipment would consist of one or two water storage tanks for water pumped from the coal seam, typically one or two portable cabins, a dewatering pump together with the flare stack, which would be fully enclosed. Flaring takes place in a purpose-made combustion chamber which is designed so that no flame is visible while the gas is burning. The only visible sign that the plant is operating is the presence of a slight heat-haze above the flare stack.

Following completion of the production test programme, the well would be shut in and safely isolated. A decision would then be taken as to whether to continue with the full production phase of the development or to abandon the well. In the event that the conclusion is to abandon the well, the developers will proceed to the Abandonment and Reinstatement Phase. It would be appropriate for the Council, through the use of condition, to ensure that the land is restored to its former (or appropriate) condition and adequate levels of safety and amenity are maintained.

Full Production Phase - The full production phase would last for up to 25 years. At this stage, the ultimate end use of the gas is not known. This will depend on gas quality, production volumes, local infrastructure and other factors, some of which will not be evident until the extended well test has been completed. The applicant's preferred option is to export the gas, either directly to an adjacent user or into the national transmission system. In the event that exporting the gas is not viable or feasible, it is proposed that electricity generating plant would be installed to allow electricity to be exported to the national grid or a local user. Water produced from the well bore would be held on site in a storage tank and would be tankered off site on a weekly basis.

The amount of equipment on site would be significantly reduced compared with the drilling phases. Nevertheless, the applicant requires the flexibility to undertake further drilling operations on the site throughout the production phase in relation to coal bed methane extraction. This may be undertaken to enhance production volumes and / or to carry out maintenance work on previously established boreholes. In the event that further drilling is required, the drilling rig and ancillary equipment would be moved back onto the site. No new boreholes will be drilled; this would require a separate planning permission.

EUROPEAN POLICY

EU Habitats Directive

- The Habitats Directive (together with the Birds Directive) forms the cornerstone of Europe's nature conservation policy. The directive protects over 1000 animals and plant species and over 200 so called "habitat types" (e.g. special types of forests, meadows, wetlands etc. which are of European importance).

NATIONAL POLICY & GUIDANCE

White Paper: Energy – Meeting the Challenge, 2007

- Sets out the Government's domestic and international strategy for responding to the two main challenges of meeting targets for cutting greenhouse gases to meet climate change objectives and to ensure the availability of secure, clean and affordable energy as imports replace declining North Sea production.
- According to the White Paper, the UK, in pursuit of reducing carbon emissions, is not currently in a position to rely solely on renewable energy sources due to the need to ensure secure energy supply. Fossil fuels will therefore continue to have a role in the UK's energy system.

Climate Change Act, 2008

- The Climate Change Act establishes a legally binding target to reduce the UK's greenhouse gas emissions by at least 80% in 2050 from 1990 levels.

The UK Low Carbon Transition Plan, 2011

- This plan sets out how the UK will achieve decarbonisation within the energy policy framework, to make the transition to a low carbon economy while maintaining energy security, and minimising costs to consumers.

National Policy Statement for Energy, 2011

- Sets out the Government's policy for delivery of major energy infrastructure.

Gas Generation Strategy, 2012

- The report noted that a third of UK energy demand is met by gas and that as coal use declines for use in power generation, gas will have an important role to play in filling the gap alongside renewable and nuclear generation thereby helping to reduce carbon emissions.
- Sets out how the Government will address barriers to help build investor confidence and encourage the new capacity needed over the coming years. It sets out the work to maintain the security of gas supply and ensure the best use of natural resources.

The Energy Act, 2011

- Has 3 objectives: tackling barriers to investment in energy efficiency; enhancing energy security; and enabling investment in low carbon energy supplies. Under the provisions to improve energy security it acknowledges the need to maintain security and regularity of energy supply.

Planning Policy

National Planning Policy Framework (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. With immediate effect the NPPF replaces 44 documents including Planning Policy Statements; Planning Policy Guidance; Minerals Policy Statements; Minerals Policy Guidance; Circular 05/2005: Planning Obligations; and various letters to Chief Planning Officers. The NPPF will be referred to as appropriate in the report. Relevant paragraphs include:

Paragraphs 11-14 Requirement for Sustainable Development

Paragraph 17 Core Planning Principles

Paragraphs 56-66 Requirement for Good Design

Paragraphs 100 Flood Risk

Paragraph 103 Requirement for Flood Risk Sequential Test

Paragraphs 109-112 Conserving and Enhancing the Natural Environment

Paragraphs 118-125 Conserve and Enhance Biodiversity

Paragraphs 142-148 Facilitating the Sustainable use of Minerals

Paragraphs 186-216 Decision-making

National Planning Practice Guidance (NPPG)

- Includes guidance for the following areas:

Air Quality – Air quality impacts

Climate Change – Mitigation and adaptation measures

Design – Key design points

Flood Risk and Coastal Change – Flood Risk Assessment

Health and Well Being – Healthy communities/environmental risks

Land Stability – Risk of unstable land/subsidence

Light Pollution – Obtrusive light impacts

Minerals – Mineral extraction (including hydrocarbon extraction)

Natural Environment – Protect biodiversity

Noise – Manage noise impacts

Water supply, wastewater, water quality – Quality and infrastructure

The National Planning Practice Guidance includes guidance on hydrocarbon extraction including onshore oil and gas. The guidance is intended to be read alongside the NPPF and other planning guidance and is intended to cover unconventional hydrocarbons.

The guidance states that unconventional hydrocarbons are emerging as a form of energy supply and that there is a pressing need to undertake exploratory drilling to assess whether or not there are sufficient recoverable reserves to allow full scale production on an economically viable scale. The guidance also includes information on the phases of hydrocarbon exploration, the planning application process and the issues raised by such developments including those that are specific to unconventional gas reserves.

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.
- The **Greater Manchester Joint Waste Plan**, adopted 01 April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

R2 – Natural Environment
 L4 – Sustainable Transport and Accessibility
 L5 – Climate Change
 L7 – Design
 W3 – Minerals

PROPOSALS MAP NOTATION

None

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

RELEVANT PLANNING HISTORY

Application Site

74681/FULL/2010 – Construction of site for exploration, production testing and extraction of coal bed methane, transmission of gas and generation of electricity including combined heat and power facility, erection of temporary 34m high drilling rig, formation of two exploratory boreholes, installation of wells, erection of portacabins, storage containers and ancillary plant and equipment, creation of new vehicular access, erection of 2.4m high perimeter fencing and restoration of site.

Approved 15th September 2010

H/71195 – Construction of temporary access road connecting the north east boundary of the site with Trafford Way to provide access to the site during the implementation of planning permission H/70123 (construction of an advanced sludge treatment facility at the waste water treatment works)

Approved 10th December 2009

H/70123 – Construction of an advanced sludge treatment facility to include a combined heat and power plant, gas holders, silos and other associated buildings, plant and hard and soft landscaping works

Approved – 5th April 2009

H/58904 – Construction of new canal road crossing and associated roads and improvements to existing roads as part of the western gateway infrastructure scheme (WGIS)

Approved 18th February 2009

Neighbouring Sites

Biomass

86514/VAR/15 - Variation of Conditions 2, 7, 11, 17 and 19 of planning permission 76153/VAR/2010 (erection of a 20MW biomass fuelled renewable energy plant with associated access, car parking, internal roads, canal side mooring and landscaping) to vary the approved plans to allow alterations to the design, layout, access arrangement and the specification of plant including further details relating to the development's use as a Combined Heat and Power Plant.

Pending Consideration

76153/FULL/2010 – Erection of a 20 megawatt biomass fuelled renewable energy plant with associated access, car parking, internal roads, canal side mooring and landscaping.

Refused 14th August 2012 and subsequently allowed at appeal

United Utilities

83591/CLOPD/2014 – Application for a Certificate of Lawful Proposed Development for the installation of photovoltaic panels to three buildings.

Pending Consideration

80920/FULL/2013 - Proposed inlet works. Erection of blower building, 14 no. control Kiosks, 2 no. substation buildings, 5 no. skip buildings and gatehouse. Provision of access to new site entrance and landscaping, all associated with permitted development works to improve the existing wastewater treatment process to allow compliance with final effluent consent requirements – Approved with Conditions, 30th December 2013.

80331/FULL/2013 – Erection of glass reinforced kiosk to replace existing brick building.

Approved with conditions 22nd May 2013

79026/FULL/2012 – Construction of a new process treatment facility (to achieve reduced final effluent Ammonia consent).

Approved with conditions 3rd January 2013

77256/NMA/2011 – Application for non-material amendments to buildings plant and machinery

Approved with conditions 30th March 2012

74838/FULL/2010 – Erection of 5 no. control buildings associated with the provision of facilities to export biogas to the gas supply grid.

Approved 22nd November 2011

H/70123 – Construction of advanced sludge treatment facility to include a combined heat and power plant, gas holders, silos and other associated buildings, plant and hard and soft landscaping works.

Approved 16th January 2009

APPLICANT'S SUBMISSION

On 15th September 2013 full planning permission was granted for the exploration, production testing and extraction of Coal Bed Methane on land adjacent to the M60 High Level Motorway Bridge.

At the time of determination of the planning application the Trafford Unitary Development Plan and the North West Regional Spatial Strategy were the Statutory Development Plan. Since then the Minerals policies/proposals in the Trafford UDP have been replaced by the Trafford Core Strategy and the Greater Manchester Minerals Plan. The National Planning Policy Framework was introduced in March 2012, which has replaced all PPG/PPS's that were in place in 2010. The NPPF directly supports the proposed development.

The applicant has submitted additional supporting information in the form of a Planning Statement, a Flood Risk Assessment, Noise Assessment, Air Quality Assessment, Climate Change Report and a Habitat Survey together with report addendums providing updates since the original approval in 2010. The information provided within these statements will be referred to where relevant in the 'Observations' section of this report.

CONSULTATIONS

Public Health England: The site is located in a predominantly industrial area. The closest receptors lie approximately 250 metres east of the site and these comprise of several leisure facilities namely the Chill Factor and the Five-a-side Football Power League. The closest residential receptors are located over 500 metres south-east and south-west of the site.

Based solely on the information contained in the application provided, PHE has no significant concerns regarding risk to health of the local population from this proposed activity providing that the applicant takes all appropriate measures to prevent or control environmental emissions, in accordance with the relevant sector technical guidance or industry best practice.

As well as planning permission, the proposed installation will also require an Environmental Permit from the Environmental Agency (EA) under the Environmental Permitting (England and Wales) Regulations 2010. The installation will not be able to commence operations without such a permit, the conditions of which will be enforced by the EA.

Environment Agency: No objections in principle subject to previously requested conditions still being applicable as set out below.

1. Submission of surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, including details of how the scheme shall be maintained and managed after completion. Scheme to be implemented in accordance with the approved details.

2. The borehole must be drilled, operated and decommissioned in such a way as to prevent the transfer of fluids between different geological formations and to prevent uncontrolled discharge of groundwater to surface. (The proposed drillings site lies above the Sherwood sandstone principal aquifer).
3. Submission and implementation of scheme to prevent pollution of any watercourse or groundwater.
4. Submission and implementation of scheme to treat and remove suspended solids from surface water run-off during construction works.

The EA has confirmed that for the purposes of paragraph 112 of the Minerals Planning Guidance, the issues that are referred to and which lie within the remit of the EA will be adequately addressed by the EA. Relevant matters will either be covered by any environmental permit issued or if they are not satisfied that the environment will be protected the permit will be refused.

The Coal Authority: The planning application site falls within the coalfield area as defined by The Coal Authority however there are no specific comments to make on this proposal. To drill a borehole the applicant will need to have both of the following consents:

- i) An interest in the associated Petroleum Licence for the area – IGas Energy Plc is the current holder of PEDL 193 Petroleum Licence issued by the Department of Energy and Climate Change; and
- ii) A Coal Bed Methane Access Arrangement from the Coal Authority – IGas Energy Plc holds such an Agreement with the Coal Authority for this site (our Ref: CBM/0122/S).

Department of Energy and Climate Change (Oil and Gas Authority): OGA as matter of course makes no comment on the merits of a planning application, but comments have been provided regarding OGA's regulatory role.

The site in question falls within the area of petroleum licence PEDL 193 which is held by Island Gas Limited who are also the Operator under the licence.

The licence gives exclusive rights within its area for exploration for and the getting of petroleum, but does not waive any other legal requirement applicable to these activities, including requirements for planning permission.

The activities for which permission is sought include the drilling of a well, which requires the Secretary of State's consent under the terms of the licence. Before giving that consent, OGA will check that the proposed well is effectively targeted in terms of exploring and testing the potentially oil- or gas-bearing formations thought likely to be encountered. OGA will also check that the operator has sufficient funds for the expected cost of the operations; and checks that the operator has appropriate insurance for the potential liabilities of the proposed operations.

OGA's standard online consent allows 96 hours of testing. Where the operator wishes to test for a longer period, he has to apply for a paper-based Extended Well Consent. The operator may need to flare gas encountered in the course of drilling operations. This requires the consent of the Secretary of State. Venting is also

subject to OGA consent – OGA’s policy is that any venting of gas is reduced to the technical minimum.

The activities for which permission is sought potentially include site restoration, implying decommissioning (abandonment) of the well. Abandonment of the well requires the Secretary of State’s consent under the terms of the licence. Before giving that consent, OGA will check the completeness of the well data in the interests of future access should that ever be required.

As the activities proposed do not include hydraulic fracturing for shale gas or oil, OGA will not require the compilation of an environment risk assessment, nor the implementation of the mitigation measures against seismic risk announced on 13 December 2012.

These comments refer only to OGA’s regulatory activity, and do not imply that OGA is the sole regulator on any of these matters.

Health & Safety Executive: No objections to the proposal. It should be noted that there is little in the way of information to show compliance with UK Legislation for Health and Safety for the design and construction of a borehole. The well operator has confirmed that there would be no hydraulic stimulation (fracking required). The lack of subsurface information may be expected, as if the planning application time extension is granted, then the applicant is required to submit well notifications of their planning drilling activities to the Executive a minimum of 21 days in advance of the start of any proposed operations. These well notifications will include the details of the well bore design and construction will be inspected by the Executives Well Operations Inspectors.

There is a long standing and robust regulatory regime in place for all oil and gas wells. HSE’s intervention approach has two elements;

- Contribute to the development of best practice standards for the industry as a whole with the United Kingdom Onshore Operators Group. For example the latest version of the standards for shale gas well guidelines were published in February 2013;
- Focus HSE interventions with particular sites and operators on the key risk control measure of ensuring well integrity. For this, HSE uses its team of expert wells engineers who cover all types of hydrocarbon wells both on and offshore. As an oil or gas well is a complex engineered construction, most of which is not accessible to visual inspection, HSE takes a lifecycle approach to well integrity – from design, construction, production and abandonment. Where issues are identified, HSE can take the appropriate action.

HSE monitors oil and gas work activity throughout the lifecycle of a well by:

- Meeting with all new and first time operators to ensure they are aware of their obligations;
- Assessing the well notification submitted by the operator at least 21 days before work starts on the well. This allows inspectors to assess well design

before construction starts. Further notifications are required if the well is re-worked and prior to the start of abandonment work;

- Reviewing weekly operations reports to ensure work on the well is progressing to plan;
- On-site inspections as appropriate.

If planning permission is granted then the Health and Safety Executive has confirmed that they will, as key regulator, address the issues that are identified as their responsibility within paragraph 112 (Minerals) of Planning Practice Guidance.

Strategic Planning and Development: Comments have been incorporated into the main 'Observations' section of the report below.

Highways Agency (now Highways England): No objections to the extension of time limit for the above application.

LHA: There are no objections to the proposals subject to the same conditions as attached to the previous approval.

The highway in the vicinity of this site is planned to undergo some amendments through the implementation of the Western Gateway Infrastructure Scheme (WGIS), subject to these plans fitting in and not compromising those improvements, which they appear they do not, then there are no objections to the proposals on highways grounds.

Pollution and Licensing: No objections received subject to recommended conditions. Full comments are included in the main 'Observations' section of the report below.

Greater Manchester Ecological Unit: No objections to the proposal on nature conservation grounds subject to appropriate conditions.

Greater Manchester Archaeological Advisory Service: GMAAS is satisfied that the proposals do not threaten any areas of known or suspected archaeological interest.

Greater Manchester Police Design for Security: advises that care should be taken to ensure that the proposed 2400mm high welded-wire mesh fencing panels are fixed securely to the posts and that any level changes do not inadvertently facilitate climbing or leave large gaps underneath. The hinges/locking mechanism of the gates should not provide footholds and the gap at the bottom of the gates should be small enough to stop anyone crawling through.

It is recommended that the existing vehicular barrier at the entrance of the proposed access road remains in place and is secured when the site is unoccupied.

Any plant/equipment left on-site overnight should be robustly secured to prevent theft/misuse, particularly given the isolated nature of the site itself.

The temporary office/welfare unit should be covered by a monitored alarm system. It is preferred that no valuable equipment (such as computers/laptops, tools etc.) is stored in the temporary building overnight/when the site is unoccupied.

Salford City Council: No objections raised.

United Utilities: No objection to the proposal.

Greater Manchester Minerals and Waste Planning Unit (formerly GMGU): Comments to the original application remain relevant to this application for an extension of time.

The exploration, appraisal and development of coal bed methane production is consistent with the aim of maximising the potential of the UK's oil and gas reserves.

The Planning Authority will need to assess the possible impacts of vehicle movements during the site construction and drilling phases and the requirements in terms of final restoration of the site. The Environment Agency will need to assess the impacts of the development on controlled waters. Noise is unlikely to be an issue at this site due to the levels of background noise from other sources. The 34m high rig would be in place for up to 30 days and this element would have the most significant visual impact. This could raise concerns in terms of highway safety on the motorway, particularly as the rig will be lit up at night.

However, since the original permission NPPF has been published as well as new guidance relating to onshore oil and gas. In addition, the Greater Manchester Minerals Plan was adopted on 26th April 2013. The relevant sections of these policy changes have been addressed in the main 'Observations' section of the report below.

City Airport Manchester: No objection providing that the following conditions are met:

- That the maximum height AOD does not exceed 60m without further consultation (this assumes ground height of 22.5AOD); (this is not the case under the current proposal).
- That the drilling rig is fitted with Red Obstacle lighting;
- That during construction, the erection of any temporary cranes at the site that exceed 20m in height above ground level should be notified in advance (at least 1 months' notice) to the Airport.

REPRESENTATIONS

Councillor Representation

Cllr Jane Baugh has objected on the following grounds:

- Concerns re environmental impacts;
- Coal bed methane extraction involves the same principles as shale gas fracking;

Cllr Mike Freeman has objected on the following grounds:

- Concerns re environmental impacts;
- Extraction of yet another fossil fuel akin to fracking;
- Risk to air quality and health of residents in the locality.

CLr David Acton has objected on the following grounds:

- Uncertainty about the process of CBM extraction;
- Risk of pollution;
- Danger of earth tremors.

Political Representation

Trafford Labour Group has objected on the following grounds:

- Concerns regarding the processes involved in CBM extraction which may negatively impact the health and safety of local residents; deplete local groundwater; cause an instability of nearby land due to drilling; lead to environmental harm to the surrounding area including contaminating drinking water;
- Proposed site is within the densely populated, residential area of Davyhulme which already suffers from high levels of pollution;

Any comments submitted by the group will not be binding on Labour members of the Planning Committee who will exercise their functions independently from the views of the party.

Neighbour Representation

A total of 330 letters of objection have been received including comments from Breathe Clean Air Group (BCAG) and Friends of the Earth (FOE) together with a petition with 1460 signatures. 1 letter of support has been received.

The main points of objection have been summarised below:

Environmental Concerns

- No evidence is presented that the proposed drilling and casing is proven technology in protection from groundwater contamination;
- CBM exploration, production and extraction poses serious risk to groundwater and surface water. Water is given as the 'main constituent' of the drilling fluid but no detail is given regarding the additives and chemicals that will be used and quantities. Chemicals used in CBM drilling muds can be just as toxic as those used in hydraulic fracturing and because CBM is typically found at much shallower depths than shale gas the risks of groundwater contamination are increased;
- Extracting water from coal seams can lead to depletion of groundwater;
- Significant risks to health and safety of local people with the site being close to residential areas, a motorway bridge and industrial land;
- It is critical to environmental protection to ensure that baseline environmental quality and pollution levels are understood prior to the commencement of drilling or other exploratory activities, so that the environmental impact of the development can be assessed and monitored e.g. air quality, soils, water etc.

- The chemicals used in CBM can be extremely toxic and can include carcinogens and radioactive materials. Because the drilling is at shallow levels there is risk of groundwater contamination;
- It has been stated that the site is potentially subject to flooding in the event of a 1000-year rainfall event, and the site “is also reported to overlie a Major Aquifer (high leaching potential).” It is therefore necessary to ensure that the operations do not lead to the presence or displacement of environmental pollutants, which could either be flushed into local watercourses or deposited on the land as a result of flooding, or leach into (or out of) the aquifer;
- Concerns regarding the possibility of methane and other gases leaking into the atmosphere;
- The proposed development would present very serious immediate and longer term risks of air and water pollution, hazards (including radioactive substances) and associated harm to residents (both physical and psychological), property, wildlife and the environment;
- The air quality situation in and around the site is already unacceptable and has not been sufficiently improved to meet local/national/European/international standards and laws;
- Uncertainty about the process of Coal Bed Methane Extraction (CBME) causing local and national concern;
- In extracting the gas, drilling into the seams and pumping large volumes of water out will create environmental and social risks including methane migration, toxic water contamination, air pollution, increased carbon emissions and a generalized industrialization of residential areas and countryside which would include depletion of the water table;
- Trafford is increasing CO2 emissions due to existing and proposed air polluting sites and therefore this proposal should be refused to protect the health and wellbeing of the residents of Davyhulme;
- Adverse impact of vehicle movements in connection with activities at the site.

Requirement for Environmental Impact Assessment (EIA)

- Friends of the Earth argues the Council’s screening opinion which concluded that an EIA is not required is flawed and that any decision to grant the application based on this opinion may be flawed for the following reasons:
 - (i) Failure to require separate planning applications for exploration, testing (appraisal) and production phases;
 - (ii) Failure to take account of recent evidence;
 - (iii) Failure to assess cumulative impacts;
 - (iv) Failure to consider climate change impacts
 - (v) Failure to rely on wider policy framework (beyond NPPF) around EIA screening;
 - (vi) The authority has failed to assess the cumulative impact from polluting development in the area in the light of changes to planning policy;
 - (vii) A number of recent studies of unconventional gas impacts are not referenced in the screening opinion, suggesting that they have not been taken into account;
 - (viii) No detailed analysis of the impacts on surface water;
 - (ix) No information is given about the scale of the initial venting and flaring that might be necessary;

- (x) A precautionary approach must be adopted, hence full assessment must be undertaken, in line with the EIA Directive;
- (xi) Uncertainty regarding the potential impact of the proposal.

Health and Safety Concerns

- It is unacceptable for a development which poses both known and unknown site specific risks to be given the go ahead;
- Danger of drilling near the Pendleton Fault line;
- Cause of earth tremors;
- Notwithstanding the health risks of possible pollution the area is already heavily congested and it is suggested that the proposed site is too close to the Motorway and access roads and surrounding heavily populated areas;
- Proximity of the drilling to the Biomass Incineration Plant (underneath);
- Until such times that CBME process can be proven to be safe it cannot be supported;
- Concerns regarding well integrity.

Ecological Concerns

- The Habitats survey report identifies protected species as 'potential constraint to development.'
- The habitat survey recommends that an updated survey be undertaken if more than 12 months have elapsed, which was passed on 20th October 2013;

Contrary to local and national policy

- DCLG has set out in its onshore oil and gas guidance the need for separate planning applications for the different phases of the development;
- The proposal would contradict the Greater Manchester Climate Change Strategy (2011-2020). One of the key outcomes of this strategy is: "To have created market conditions which promote low and zero carbon energy generation and distribution opportunities across Greater Manchester;
- The proposal conflicts with Policy 2 Key Planning and Environmental Criteria of the Greater Manchester Joint Minerals Plan, particularly with respect to controlled waters;
- The proposal is in conflict with the Trafford Core Strategy, specifically L5.1 and L5.4 regarding climate change and reducing carbon emissions, L5.13 and L5.14 regarding air pollution, W3.3 regarding the environmental, social and economic impacts of minerals extraction, and R2.1 regarding the need to protect and enhance the natural environment;

Ambiguity in submitted information

- The description of drilling, testing and production operations in the original planning application documents and the supporting planning statement to the renewal application is vague and lacking detail by which environmental risks and impacts can be adequately assessed;
- No information given regarding the de-watering process;
- The application appears to leave scope for fracking or other means by which the coal seam can be stimulated by stating in 3.3.2 of the supporting statement that "IGas requires flexibility to undertake further drilling operations on the site throughout the production phase. This may be undertaken to enhance production operations";

- Given water has to be pumped from the coal bed, and then stored on site, there is risk of ground and surface water contamination from leakage and spillage of waste water, drilling fluids, harmful chemicals, and NORM (Naturally Occurring Radioactive Materials). Large quantities of contaminated water must be treated and disposed of and the application documents are very vague in this respect;
- The application documents give no detail regarding proposed venting and flaring of gas, and no assessment of emissions, health or air quality impact;
- The full 3-dimensional extent of vertical and lateral drilling is not clear from the submitted planning documents;
- Ambiguity regarding drilling depths. The application states the developer intends to drill a 'minimum depth of circa 1100m'. At the nearby Barton Moss site, IGas have permission to drill a 1300m CBM well yet intend to drill 3100m to test the shale gas layer;
- The possible cumulative impact of this development on the many other land uses in the area, including the biomass plant adjacent which has been approved since 2010, must be properly measured and assessed, particularly as these uses may be in conflict;

Other

- Any economic benefits of unconventional gas extraction are likely to be outweighed by the many disbenefits, such as environmental and health problems, decreased property prices and effects on existing industries;
- Impact on houses prices;
- There is now significantly more information and evidence available than was the case 3 years ago regarding the serious risks that may be caused by this development;
- The process will be akin to hydraulic fracturing of the coal layers;
- Trafford is doing more than its fair share of producing energy. During the last few years, energy consumption and demand from the National Grid for both electricity and gas has decreased as a result of solar panels putting excess electricity into the Grid and climate change resulting in milder and wetter winters.

OBSERVATIONS

BACKGROUND

1. Coal bed methane (CBM) is a naturally occurring hydrocarbon gas that is trapped in the carbon structure of coal. Its extraction involves drilling down vertically and then horizontally in the coal seam. During drilling, a drilling fluid is pumped down the drill string and then back up again. The fluid is circulated for lubrication, cooling and the removal of drill cuttings. The fluid also ensures the hole is stable and prevents formation fluids entering the wellbore. As each section of the well is drilled, lengths of steel tubing (casing) are run into the hole and cemented in position to form a high-strength liner which seals the rock formation from the wellbore. Once drilled, the rock formation is evaluated to understand what it is made of and what it could potentially contain. Formation samples including cuttings and cores are obtained for analysis during the drilling phase to establish how much gas or oil may be present in

the rock. In addition to physical samples, electronic images of the formations are acquired by running special tools into the wellbore to further build up an understanding of the area's geology and its development potential. Should the samples prove attractive, the well may be further cased with cemented steel pipe, otherwise the well will be abandoned in accordance with guidance from the regulatory authorities. This typically entails setting cement plugs in the wellbore and removing the near surface steel casing and wellhead before the site is returned to its original state.

2. Coal contains a natural system of interconnected fractures called 'cleats.' If conditions prove favourable, CBM extraction occurs by pumping out the water that occurs naturally in the coal seams or 'cleats' to reduce the underground pressure on the coal so the gas can be collected. The cleats provide the pathways that enable the water to be drained out of the coal seam to release the gas. No fracturing of the rock structure (or 'fracking') is therefore required. If dewatering stops, the coal seam and the well fill with water, which automatically prevents the gas from being released. The entire process is reversible and any gas left in the wellbore is re-adsorbed by the coal. The process of fracking is typically used for the extraction of shale gas which is generally located at lower levels. No fracking is proposed as part of this planning application and a further application would therefore be required for these processes.
3. In addition to the requirement for planning permission, gas exploration and development is regulated by a separate licensing regime under the Petroleum Act 1998. The applicant (IGas) has been awarded a time limited Petroleum Exploration Development Licence (PEDL) by the Department of Energy and Climate Change (DECC) for an area which includes the planning application site under a system designed to maximise successful exploration and exploitation of the UK's oil and gas reserves.

PRINCIPLE OF DEVELOPMENT

The Need for the Development

4. The "UK Low Carbon Transition Plan – National strategy for climate change and energy" White Paper DECC (2009) sets out a detailed low carbon transition plan for becoming a low carbon country: cutting emissions, maintaining secure energy supplies, maximising economic opportunities and protecting the most vulnerable. It is intended to deliver emission cuts of 18% on 2008 levels by 2020 (and over a one third reduction on 1990 levels) as part of the Government's legally binding target to cut emissions 80% by 2050.
5. The UK faces a major challenge in moving to a low carbon economy and is heavily dependent on gas for industry, to heat our homes and provide domestic hot water and for electricity generation.
6. Whilst the measures outlined in the White Paper aim to reduce net UK gas demand by 29% in 2020 it is clear during the transition to a low carbon future, oil and gas will remain key sources of energy both in the UK and

internationally. Until recently, the UK was largely self-reliant for gas however the gradual depletion of UK's North Sea gas reserves has led to increasing import dependence.

7. The White Paper states that realising the full potential of the UK's indigenous oil and gas resources, both offshore and onshore, is central to the UK's security of supply, as well as having substantial benefits for the UK economy and employment (oil and gas activities support more than 400,000 jobs in the UK). It further states that to obtain full benefit for the UK from the remaining resources, it is essential that the UK continues to attract substantial further investment in a context of fierce international competition, and to maintain the presence of oil companies with the skills to identify and exploit these opportunities.
8. The Government is seeking to support the necessary levels of investment and activity by:
 - Encouraging new exploration, including in areas already explored, by quicker turnover of licences and by offering as much territory as possible for exploration;
 - Encouraging further development in existing fields;
 - Developing the tax regime so that it continues to offer the right incentives for new investment.
9. The applicant believes the UK has indigenous reserves of more than 10 trillion standard cubic feet of Coal Bed Methane, which has potential to make a significant, reliable and efficient contribution towards the UK's energy needs in the short, medium and long term as well as maintaining and supporting the contribution of the oil and gas industry to the UK's economy during its transition to a low carbon economy and it is in this context that these proposals are being brought forward.
10. National and regional policy requires Trafford, as a Minerals Planning Authority, to make provision for future mineral supplies and infrastructure within its Local Development Framework. Greater Manchester as a whole possesses a range of primary minerals resources which may offer opportunities for extraction, together with a variety of opportunities for new infrastructure. Policy W3 of the Core Strategy advises that the Council will work with other Districts, landowners, developers, local communities and other stakeholders to ensure that minerals development takes place in appropriate locations and utilises sustainable modes of transport wherever possible.

Applications to Extend Time Limits for Implementing Planning Permissions

11. National guidance on applications to extend the time limits for implementing planning permissions states LPAs should take a positive and constructive approach towards applications which improve the prospect of sustainable development being taken forward quickly. The development proposed in such an application will by definition have been judged to be acceptable in principle at an earlier date. It states LPAs should focus their attention on development plan policies and other material considerations (including national policies on

matters such as climate change) which may have changed significantly since the original grant of permission.

12. Since the previous planning permission, the Revised Trafford Unitary Development Plan (June 2006) has been replaced, in part, by the Trafford Core Strategy (January 2012) and Regional Spatial Strategy for the North West has been revoked. The Greater Manchester Joint Minerals Plan was approved in April 2013 and adopted by the ten Greater Manchester Authorities and should be read alongside the Core Strategy. The National Planning Policy Framework was issued by the Government in March 2012 which sets out the Government's planning policies for England and how these are expected to be applied. National Planning Practice Guidance (NPPG) was published by the Government on 6 March 2014 to accompany the NPPF.
13. The policies on Minerals have remained relatively consistent with the thrust of previous UDP policies and proposals and it is considered that there is nothing in the recent Core Strategy which would mean that the development, carefully controlled through planning conditions, would not be acceptable now. As such, it is considered that the proposal is in accordance with the up to date development plan. The relevant changes in policy are looked at in more detail below.
14. Section 38(6) of the Planning and Compensation Act 2004 sets out the statutory duty for the planning application to be determined in accordance with the provisions of the Statutory Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework

15. National Planning Policy Framework (NPPF) provides a broad framework for dealing with planning applications for mineral development including for energy resources. The NPPF states that "minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs."
16. The exploration, appraisal and development of coal bed methane production is consistent with the aim of maximising the potential of the UK's oil and gas reserves as set out in national government guidance in National Planning Policy Framework (NPPF). Paragraphs 142 to 149 of the National Planning Policy Framework set out minerals planning policy. It makes clear that minerals planning authorities should identify and include policies for extraction of mineral resource of local and national importance in their area. This includes both conventional hydrocarbons and unconventional hydrocarbons such as shale gas and coal bed methane. Paragraph 144 advises that when determining planning applications, local planning authorities should:
 - Give great weight to the benefits of the mineral extraction, including to the economy;

- Ensure in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;
- Ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction from new or extended sites;
- Provide for restoration and aftercare at the earliest opportunity to be carried out to high environmental standards, through the application of appropriate conditions;
- Not normally permit other development proposals in mineral safeguarding areas where they might constrain potential future use for these purposes.

17. Paragraph 120 of NPPF advises that “to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution should be taken into account.”

National Planning Practice Guidance

18. These guidance notes are a material consideration in the assessment of this application. Contained within the NPPG is a section on Minerals Planning which sets out the Government’s approach to planning for mineral extraction in both plan-making and the decision-taking process.

19. Paragraph 12 of NPPG: Minerals outlines the relationship between planning and other regulatory regimes and identifies them as “separate but complementary.” It states that “the planning system controls the development and use of land in the public interest” and “the focus of the planning system should be on whether the development itself is an acceptable use of the land, and the impacts of those uses, rather than any control processes, health and safety issues or emissions themselves where these are subject to approval under regimes. Mineral planning authorities should assume that these non-planning regimes will operate effectively.”

Trafford Core Strategy

20. The following policies are of particular relevance to this application.

21. Policy W3 (Minerals) of the Core Strategy covers the sustainable management of minerals resources and states that in determining applications for new minerals extraction, storage, recycling, processing and transfer within the Borough, the Council will have full regard to the environmental, social and economic impacts of such development, including the need, where necessary, to ensure effective restoration and aftercare of sites.

22. Policy L4 (Sustainable Transport and Accessibility) advises that existing and proposed highway and public transport routes and infrastructure will be safeguarded from development that would prejudice their continued use and/or development for transportation use. Maximum levels of car parking for broad classes of development will be used as part of a package of measures to promote sustainable transport choices, reduce the land-take of development, enable schemes to fit into central urban sites, promote linked-trips and access to development for those without use of a car and to tackle congestion.
23. Policy L5 (Climate Change) advises that the effects of climate change need to be considered at all stages of the development process in order to ensure that development minimizes its impacts and mitigates its effects.
24. L5.1 requires that all new development should mitigate and reduce its impact on climate change factors, such as pollution and flooding and maximize its sustainability through improved environmental performance of buildings, lower carbon emissions and renewable or decentralized energy generation.
25. L5.4 identifies the need to demonstrate how development contributes towards reducing CO2 emissions within the Borough. This should include incorporating measures such as applying sustainable design and construction techniques prior to utilizing renewable energy generation technologies.
26. With particular relevance to pollution, policy L5.13 advises that development that has potential to cause adverse pollution (of air, light, water, ground), noise or vibration will not be permitted unless it can be demonstrated that adequate mitigation measures can be put in place.
27. L5.14 advises that where development is proposed close to existing sources of pollution, noise or vibration, developers will be required to demonstrate that it is sited and designed in such a way as to confine the impact of nuisance from these sources to acceptable levels appropriate to the proposed use concerned.
28. Policy L7 (Design) requires that proposed development meets the standards set in national guidelines and in particular satisfies requirements with regard to design quality, functionality, protecting amenity, security and accessibility.
29. Policy R2 (Natural Environment) requires that the protection and enhancement of the natural environment is demonstrated through a supporting statement setting out how the proposal will:
- Protect and enhance the landscape character, biodiversity, geodiversity and conservation value of its natural urban and countryside assets having regard not only to its immediate location but its surroundings; and
 - Protect the natural environment throughout the construction process.

Greater Manchester Minerals Plan

30. Policy 2 of the Greater Manchester Minerals Plan relates to Key Planning and Environmental Criteria. It states that all proposals for minerals working or the

provision of minerals infrastructure will be permitted where any adverse impacts on the following criteria is avoided or can be appropriately mitigated:

- Controlled waters and flood risk management;
- Landscape and visual intrusion;
- Biological and geological conservation including European sites;
- Historic environment and built heritage;
- Best and most versatile agricultural land;
- Infrastructure;
- Traffic and access;
- Amenity e.g. noise, dust, vibration and odours;
- Air Quality;
- Land instability;
- Potential land use conflict;
- Design, phasing and operation details;
- Aviation safety;

31. Policy 6 of the Greater Manchester Minerals Plan relates to Unconventional Gas Resources, this includes coal bed methane. Policy 6 states that:

Applications for exploration and appraisal, and production wells for unconventional gas resources will be permitted where the applicant can demonstrate that the proposal:

- Is in accordance with the Key Planning and Environmental Criteria in Policy 2; and
- Includes options for the next stage of extraction, following exploration; and
- Includes detailed plans for removal of all equipment and restoration of the site in accordance with a scheme and to a standard approved by the Minerals Planning Authority (as covered by condition).

32. The current application remains consistent with the general objectives of national and local minerals policy. There are no significant physical changes within the site since the previous approval which would lead to a different conclusion on the application. Notwithstanding this, there has been increased and significant controversy and publicity surrounding unconventional gas extraction, particularly fracking, since the approval of the original application in September 2010 with particular regard to health and environmental impacts. This report seeks to address these issues insofar as the planning system has responsibility whilst also acknowledging the involvement and role of other regulatory bodies. The exploratory, appraisal or production phase of hydrocarbon extraction can only take place in areas where the Department of Energy and Climate Change have issued a licence under the Petroleum Act 1998 (Petroleum Exploration Licence). The applicant (IGas) has been awarded a time limited Petroleum Exploration Development Licence (PEDL) for an area which includes the planning application site.

ENVIRONMENTAL IMPACTS AND AMENITY

33. National Planning Practice Guidance for Minerals, published March 2014 set out the principal environmental issues of hydrocarbon extraction that should be addressed by minerals planning authorities.
34. Paragraph 112 sets out issues which are for other regulatory regimes other than the Mineral Planning Authority to address.

Those issues covered by other regulatory regimes include:

- Mitigation of seismic risks;
- Well design and construction;
- Well integrity during operation;
- Operation of surface equipment on the well pad;
- Mining waste;
- Chemical content of hydraulic fracturing fluid;
- Flaring or venting;
- Final off-site disposal of water;
- Well decommissioning/abandonment.

35. NPPG paragraph 112 says that whilst these issues may be put before minerals planning authorities, they should not need to carry out their own assessment as they can rely on the assessment of other regulatory bodies. They should be satisfied that these issues can or will be adequately addressed by taking the advice from the relevant regulatory body.

Those issues covered by the Planning Authority include:

- Noise;
- Dust;
- Air quality;
- Lighting;
- Visual intrusion;
- Landscape character;
- Archaeological and heritage features;
- Risk of contamination to land;
- Flood risk and drainage;
- Land stability/subsidence;
- Ecology;
- Site restoration and aftercare;

36. The issues relevant to this site and which are the responsibilities of the planning authority are dealt with in turn below. All potential impacts for each phase of the development have been considered. Comments on the key impacts will be referred to where appropriate in the report. The potential amenity impacts will be greatest during the site establishment and drilling phases but the majority of these works will be completed within about 50 days.

Noise

- 37.A Noise Assessment was submitted with the original application which concluded that there are elevated background noise levels at the site due to the proximity of the motorway and that the proposed development would not give rise to nuisance to any residential property. Whilst the appraisal and extraction drilling phases would operate on a 24 hour basis, this would only be for a limited period of time comprising about 50 days. The nearest residential properties are approximately 450m to the south-east and are separated from the application site by the existing waste water treatment works and as such the proposal would not result in harm to the amenity of neighbouring properties by way of noise pollution.
- 38.The addendum submitted with this renewal application draws the same conclusions.
- 39.Under the original application the Council's Pollution and Licensing Section stated that it has assessed the Noise Assessment and has no comments to make on this. No additional comments have been raised in the consultation response for the renewal application. It is therefore considered that the proposed development would be acceptable in terms of noise impacts and consistent with policies W3 and L7 of the Trafford Core Strategy and Policies 2 and 6 of the Greater Manchester Minerals Plan.

Dust

- 40.It is not anticipated that the proposed operations would result in any significant production of dust, nevertheless a condition (no. 27) is recommended requiring the submission of a Dust Management Plan, in accordance with policies W3 and L7 of the Trafford Core Strategy and Policies 2 and 6 of the Greater Manchester Minerals Plan.

Air Quality

- 41.Paragraph 5 of NPPF: Air Quality advises that *“whether or not air quality is relevant to a planning decision will depend on the proposed development and its location. Concerns could arise if the development is likely to generate air quality impact in an area where air quality is known to be poor.”*
- 42.Concerns have been raised regarding the emission of methane and other gases. The proposed development is designed to capture gas and the applicant states that, apart from initial venting and flaring that might be necessary to flow test a potential gas resource, all methane extracted from the site would be captured and utilised for commercial use. In any case, the operation is continually monitored by gas detectors so that, in the unlikely event of an escape of gas, the operation can be quickly shut in until rectified. It is not anticipated that there will be any significant release of methane during normal operation. Emission of methane and other gases would be controlled by the Environment Agency through the Permit and the Waste Management

Plan and venting and flaring would be regulated by DECC as part of the licence conditions.

43. The proposed development potentially involves several different uses for coal bed methane such as distribution away from the site. The air quality assessment has been based upon a scenario which would have the greatest potential impact on air quality, namely electricity being generated on site in two gas engines, utilising the coal bed methane as a fuel source. The original air quality assessment confirmed that this option is the least favoured by the applicant. This application site is within an Air Quality Management Area (AQMA) that has been declared by the Council for Nitrogen Dioxide. The proposed development has the potential to impact upon Air Quality through generators which will burn collected gas to generate electricity.
44. The Air Quality assessment that was provided for the original application has been updated. The update was required to reflect any changes to local air quality around the application site and to take into account the combined impact of other planning applications and proposed developments that have occurred in the area since 2010 (in particular the grant of planning permission for the Biomass Plant).
45. A further updated air quality assessment was required to respond to comments made by Pollution and Licensing dated 17th October 2013. In this memo the air quality impact of the proposed 'worst-case' scenario of this development, which is the use of two 2mw generators, was deemed to create a potentially significant contribution to baseline levels of nitrogen dioxide at a residential location. The contribution was significant because nitrogen dioxide levels at the location are currently close to or above the air quality standards; and the contribution from this proposal was more than 1% of the air quality standard.
46. The applicants have investigated methods of mitigating air quality impacts from the 'worst-case' scenario through improving emissions from the generators that are to be used on the site in the "Addendum to Air Quality Assessment". The revised air quality assessment specifies that a catalytic converter will be incorporated in the generator plant. The use of this technology will reduce nitrogen dioxide emissions, the manufacturers indicate that 98% improvements may result. The applicants have conservatively used a figure of 80% in the calculations provided.
47. The air quality assessment provided by the applicant indicates that the impact on local nitrogen dioxide levels from this development, including generators installed with catalytic converters, will contribute less than 0.2µg/m³ nitrogen dioxide at the nearest sensitive residential properties.
48. The change at the nearest sensitive receptors represents an increase of less than 0.5% of the annual air quality objective of 40µg/m³ and is assessed as being imperceptible and not significant.
49. The assessment of the applicant is supported by the Council's recently undertaken air quality assessment in the Davyhulme area. The study confirms

that Nitrogen Dioxide levels are above the air quality objective at locations close to the M60 motorway. The models indicate that Nitrogen Dioxide concentrations will be higher in 2016 than in 2012 in that area. The reason for this is because there will be increases in emissions from traffic which are forecast to outweigh any reduction in the contribution to Nitrogen Dioxide concentrations from industrial point sources in the area. The CBM gas generators which potentially may be used on this site (in the specified 'worst case scenario') have been taken into consideration as an industrial point source in the Davyhulme Air Quality Study. However, as detailed above, the cumulative impact on sensitive receptors has been assessed as being negligible.

50. It should be ensured that the generators when commissioned meet the criteria used within the air quality assessment provided. A condition requiring information to be submitted to demonstrate the effectiveness of air quality improvement measures installed is recommended should planning permission be granted to ensure that the proposed generators meet the air quality specification.
51. Whilst the grant of planning permission for the Biomass Plant constitutes a material change in circumstance since the original approval, it is considered that, taking into account the mitigation measures proposed, the cumulative impact of this proposal taken with other existing developments and extant proposals would not have significant effects on the environment. It is also noted that, at the time that the Biomass permission was granted, the coal bed methane permission was extant and the Inspector and the Secretary of State did not conclude that there were likely to be unacceptable cumulative air quality impacts from the two proposals.
52. Comprehensive monitoring of the practices and the site, overseen and regulated by the Environment Agency would ensure that risks are managed effectively. The proposal would not have unacceptable air quality impacts and would comply with national guidance and policies, together with Policies W3, L5 and L7 of the Trafford Core Strategy and Policies 2 and 6 of the Greater Manchester Minerals Plan.

Lighting

53. During the drilling phases, the site would be floodlit during the hours of darkness using a self-powered lighting mast. It is considered that a condition will need to be attached requiring lighting details including siting, height, design and position of floodlights and details of impact in terms of light spread. The drilling phases will also require floodlighting to fulfill safety and security requirements. The applicant states that the lighting would be appropriately sited, kept to the lowest acceptable height and directed inwards and downwards to ensure that the potential for light spill is kept to a minimum. On this basis it is considered that lighting impacts can be adequately controlled through conditions. As such the proposal is considered to comply with national guidance and policies, together with Policies W3 and L7 of the Trafford Core Strategy and Policies 2 and 6 of the Greater Manchester Minerals Plan.

Visual Intrusion

54. The applicant states that the production test and production phases are low key operations that utilise small scale equipment and are visually unobtrusive as the rig is only on site for a very limited period of time (unless it is brought back on site for further testing which would need specific approval from the Local Planning Authority) or for maintenance of boreholes which would not require further grant of planning permission and could be controlled by condition. Flaring takes place in a purpose made combustion chamber, which is designed so that no flame is visible while the gas is burning, and that the only visible sign that the plant is operating is the presence of a slight heat haze above the flare stack.
55. During the production test and production phases, the proposed development would only have a limited visual impact. During the appraisal and extraction drilling phases, there would be a greater visual impact, particularly due to the presence of the drilling rig, which would be up to 34m in height and would be on site for approximately 50 days (30 days for appraisal drilling and 20 days for extraction drilling). The rig would be positioned within the western part of the site, at least 51m from the motorway (which is itself elevated approximately 9m above adjacent ground levels at this point).
56. It is therefore considered that, during the drilling phases, there would be a clear visual impact with the drilling rig projecting approximately 25m higher than the motorway and the area being floodlit. Nevertheless, given the short-term temporary nature of this specific phase of the proposal and given the character of the surrounding area (which includes large scale structures such as the motorway viaduct, the water treatment works, the ship canal, the Soccerdome and the Chill Factor-e ski slope), it is considered that the visual impact of the development would be acceptable.
57. The proposed fencing, both temporary and permanent, is considered to be acceptable in this location subject to conditions.
58. The applicant has advised that IGas require flexibility to undertake further drilling operations on the site throughout the production phase in relation to coal bed methane extraction. This may be undertaken to enhance production volumes and/or to carry out maintenance work on previously established boreholes. It is considered appropriate to allow flexibility to the operator for the servicing and maintenance of the boreholes and wells or cases of emergency and therefore a condition requiring the submission of a scheme to cover these issues is recommended. NPPG advises that coal bed methane extraction does not cause stability problems and seismic risks of additional boreholes are covered by other regulatory bodies. The drilling of any additional boreholes would require a further grant of planning permission. In terms of visual amenity, the proposal is therefore in accordance with Policies W3 and L7 of the Trafford Core Strategy and Policies 2 and 6 of the Greater Manchester Minerals Plan.

Landscape Character

59. The site is not designated as an area of any special landscape character. As such there is considered to be no harm and the proposal would comply with Policies W3 and L7 of the Trafford Core Strategy and Policies 2 and 6 of the Greater Manchester Minerals Plan.

Archaeological and Heritage Features

60. GMAAS is satisfied that the proposals do not threaten any areas of known or suspected archaeological interest. The development would therefore not have any unacceptable impact on archaeology and would comply with Policies W3 and L7 of the Trafford Core Strategy and Policies 2 and 6 of the Greater Manchester Minerals Plan.

Risk of Contamination to Land

61. Waste generated from the process consists of rock cuttings and produced water. The applicant states that rock cuttings from the drilling process might amount to 500m³ as a maximum, depending on the extent of the drilling achieved. Such waste is collected in steel containers and removed from the site on a regular basis (every 3-5 days) during drilling, for disposal at an appropriately licensed facility. Produced water is inherent to and derived from the coal seam and the applicant states that the amount of water produced in this way is typically less than 20 m³ per day and diminishes rapidly. The water is slightly saline and is disposed of at an appropriately licensed disposal facility. Davyhulme is used for disposal of produced water at Doe Green for example. The whole process is regulated by the EA. An environmental permit and waste management plan would be required by the EA in order to ensure that extractive wastes would not harm human health or the environment. The disposal of any "flow back" fluids would be controlled by the Environment Agency (including any Naturally Occurring Radioactive Materials (NORM) although the developer states that it does not anticipate encountering any such materials). A case specific radiological assessment is required for any application for a permit for the disposal of radioactive waste. The Environment Agency will only issue a permit if satisfied with this assessment. It is the responsibility of the EA to ensure that the final treatment/disposal of water at suitable water treatment facilities is acceptable. A condition to cover temporary storage of produced water on site will ensure no risk to the site itself.

62. As such the proposal is considered to be in accordance with national guidance and policies, together with Policies W3, L5 and L7 of the Trafford Core Strategy and Policies 2 and 6 of the Greater Manchester Minerals Plan.

Flood Risk and Drainage

63. A Flood Risk Assessment was submitted with the original application and an Addendum has been produced following the implementation of the NPPF and the updated Environment Agency flood data.

64. The Addendum concludes that the proposed development is suitable for Flood Zone 2 and passes the sequential and therefore the exception test. Based on the updated information available the flood risk to the proposed development is considered manageable and development should not be precluded on flood risk grounds.
65. The Environment Agency has raised no objections subject to conditions as per the original permission. Conditions can also be incorporated into the Environmental Permit to ensure that any flood risk is managed appropriately. As such the proposal is considered to comply with national guidance and policies, together with Policies W3, L5 and L7 of the Trafford Core Strategy and Policies 2 and 6 of the Greater Manchester Minerals Plan.

Land Stability/Subsidence

66. The NPPF advises under paragraph 109 that the planning system should contribute to and enhance the natural and local environment by preventing development from contributing to or being put at unacceptable risk from land instability. Paragraph 120 continues that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location.
67. NPPG: Land Stability paragraph 1 advises that *“the effects of land instability may result in landslides, subsidence or ground heave. Failing to deal with this issue could cause harm to health, local property and associated infrastructure, and the wider environment.”* The planning system has an important role in considering land stability by:
- Minimising the risk and effects of land stability on property, infrastructure and the public;
 - Helping ensure that various types of development should not be placed in unstable locations without various precautions; and
 - To bring unstable land, wherever possible, back into productive use.
68. Oil and gas extraction is regulated under a number of different regimes that are separate but complementary to planning.
69. The Health and Safety Executive are responsible for the enforcement of legislation concerning well design and construction. Before design and construction, operators must assess and take into account the geological strata, any fluids within those strata, as well as any hazards that the strata may contain. Under health and safety legislation the integrity of the well is subject to examination by independent qualified experts, from design through construction and until final plugging at the end of the operation.
70. Impacts in terms of land stability would be limited as the proposals would not involve the extraction of large quantities of rock from underground and the application does not seek permission for hydraulic fracturing. Annex A to NPPG advises that Coal Bed Methane extraction does not cause subsidence

of the land surface. As such there is considered to be no harm and the proposal would comply with Policies W3 and L7 of the Trafford Core Strategy and Policies 2 and 6 of the Greater Manchester Minerals Plan.

Ecology

71. A Phase 1 Habitat Survey (2012) has been submitted with the application. The report concluded that there are no statutory designated sites within the vicinity and that non-statutory sites will not be impacted upon due to the nature of the proposal and the distance and lack of connectivity to these sites. The report recommended that where possible, habitats of ecological value should be retained. Where key habitats cannot be retained, a habitat restoration plan is recommended to restore/enhance any impacted habitats within the site boundary.
72. Further surveys are recommended with regard to the presence/activity of protected species within the site to be carried out shortly before development commences.
73. The 2012 survey recommended that further surveys of the site be conducted, including an updated habitat report, if more than 12 months had elapsed between the survey and the implementation of any permission that may have been granted to the scheme. Updated comments from GMEU (September 2015) advise the following:

Requirement for new Habitat Survey

74. The application site did not support any habitats of substantive importance for conservation in 2012. It is not designated for its nature conservation value and is not adjacent to any designated sites. Habitats present have not significantly improved since the 2012 survey was conducted; indeed, in the light of the high levels of disturbance and development locally the habitats have reduced in value. Further, the extent of semi-natural habitat to be directly affected by the scheme is limited. It is therefore recommended that a repeat, updated habitat survey is not required prior to deciding the application for renewal, in spite of the fact that more than 12 months have elapsed.

Requirement for Reptile Survey

75. Reptiles records are unknown in the area and it is not considered a survey for reptiles is justified.

Amphibians Survey

76. Although great crested newts are known to be present at Davyhulme Millenium nature reserve some 1.7km away there is little direct habitat connectivity between the application site and the known great crested newt population. The habitats present on the Nature reserve are optimum for the species. More local surveys for the species have proven to be negative. It is therefore considered that the probability of great crested newts being found on the application site is low any harm to great crested newts arising from the scheme is unlikely.

Breeding Birds

77. The applicant is advised that no remaining vegetation clearance required by the scheme should be undertaken during the optimum period for bird nesting (March to July inclusive) unless nesting birds have been shown to be absent by a suitably qualified person.

Invasive Plant Species

78. The applicant is advised that an updated survey for invasive plant species should be conducted prior to commencing any further works that could potentially spread these species. If invasive plants (particularly Japanese knotweed and Himalayan balsam) are found to still be present then precautions will need to be taken to avoid spread (as covered by condition).

79. The Greater Manchester Ecological Unit raise no objection to the proposal subject to the same conditions of the original application being attached to an approval. As such there is considered to be no harm and the proposal would comply with Policies W3, L7 and R2 of the Trafford Core Strategy and Policies 2 and 6 of the Greater Manchester Minerals Plan.

Site Restoration and Aftercare

80. Paragraph 127 of NPPG: Minerals advises that “Minerals planning authorities will ensure the proper restoration and aftercare of a site through imposition of suitable planning conditions and, where necessary, through Section 106 Agreements.

81. Policy 13 of the Minerals Plan requires proposals to include details of site restoration and aftercare. The original proposals provide details of the restoration and site reinstatement and details of the restoration phase are included within section 9.6 of the original Planning Statement. A condition is attached to require site restoration.

Other Potential Environmental Impacts

Seismic Risks

82. Mitigation of any seismic risks through drilling is the responsibility of DECC usually through the license consent regime. It is the view of DECC that there is little risk and the operations associated with coal bed methane extraction are distinct from hydraulic fracturing.

83. Seismic surveys are essential to understand the structure under the earth's surface and be able to predict the depths of the key target formations. Operators will often wish to conduct new surveys within the latest technology, even where previous survey data exists. Among other things, this helps to determine the most promising target for drilling.

Ground and Surface Water

84. Objections have been received with regard to the impact on ground and surface water. The applicant states that careful management and control measures will be used to overcome any potential risks to ground waters. This includes appropriate storage of chemicals, excavation materials, well arisings, potentially contaminated water and drilling muds at ground level to prevent their release to ground, surface waters or groundwater. It is proposed that on site buildings and equipment be installed at a level to avoid inundation by flooding in extreme weather conditions (as covered by condition). The applicant states that the method of drilling proposed is the same as has been utilised throughout Great Britain for onshore and offshore for many years and is proven to be safe. The method is subject to approval by the Department of Energy and Climate Change (DECC) and the Health and Safety Executive (HSE). The borehole will be drilled, operated and decommissioned in such a way as to prevent the transfer of fluids between different geological formations and to prevent uncontrolled discharge of ground water to surface. Damage to aquifers is avoided by cementing steel casing in place within the borehole to ensure any aquifer is secure. The method of inserting steel casing, which isolates the aquifer from the drilling process, is described in section 9.3.7 of the original Planning Application Supporting Statement. The operation is subject to approval by the Environment Agency (EA) under the Water Resources Act 1991 which is specifically aimed at ground water protection. The drilling operation is classed as a mining waste operation under the Environmental Permitting Regulations 2010, as amended, which controls and approves the use of any chemicals. The EA also approve and oversee the proposed drilling operation under s199 of the Water Resources Act 1991 which is entirely directed at water resource protection. Impacts on ground waters and surface waters can be controlled by planning conditions and through the Environment Agency Permit.
85. The applicant has confirmed that typically water based drilling fluid consists of water thickened with a clay such as bentonite. The purpose of thickening the water is to give it added viscosity which helps to lift the rock cuttings from the borehole. Barite can also be used as a weighting agent for the same purpose or a combination of both which makes up the main additives of the drilling fluid. Other chemicals such as Soda Ash, Caustic and XP Polymer may be used in much smaller quantities all of which are designed to refine the drilling mud and make it more efficient. Water based drilling muds are non-toxic and are regularly used to drill water extraction wells. The process and the makeup of the drilling fluid is regulated by the Environment Agency through the Environmental Permitting Regulations. Conditions are recommended seeking further information in relation to the disposal of foul and surface waters, construction and operation of boreholes, pollution prevention of watercourses and groundwater and removal of suspended solids from surface water run-off in order to prevent pollution of the water environment and prevent risk of pollution.

Climate Change

86. Representations have been made suggesting that the proposal would have an adverse impact on climate change. It is considered that the climate change impact associated with the development proposal is primarily associated with two main elements: emissions associated with the extraction process and the carbon footprint of the gas when used for electricity production.
87. In terms of emissions associated with the extraction process, any impacts in terms of the emission of methane and other gases would be controlled by the Environment Agency through the Permit and the Waste Management Plan and venting and flaring would be regulated by DECC as part of the licence conditions. These other regulatory regimes require the applicant to introduce all the necessary precautionary measures to ensure that this aspect of the proposal does not result in anything other than negligible levels of methane being released to the atmosphere. The government advises that local planning authorities should rely on these other regulatory functions operating efficiently. A condition is attached which requires the submission of a scheme for monitoring methane on the site.
88. With regard to emissions associated with the carbon footprint of the gas when used for the production of electricity, the greatest impact in terms of this particular proposal would be that which arises from a scenario where electricity is generated on site. There is a pressing need to find alternative sources of energy, all of which will have an impact on climate change. This particular method of energy production will not have the minimal impact on climate change that some renewable sources will have, but equally it is considered that it will have a lesser impact than will the extraction and production of electricity from fossil fuels such as coal. National policy is set in the knowledge of the dangers of climate change. The exploration, appraisal and development of coal bed methane production is consistent with the aim of maximising the potential of the UK's oil and gas reserves as set out in national government guidance in the NPPF. Whilst the Council's Core Strategy Policy L5 recognises the role that commercial and community low carbon, renewable and decentralised energy generation and distribution facilities can play in reducing CO2 emissions, the government's energy policy is recognised in that energy generation should come from a variety of sources, which might include coal bed methane production.
89. Below is a summary of the Climate Change Report submitted on behalf of the applicant by Environ and the critical appraisal carried out of this report carried out by SLR on behalf of the Council.

"Assessment of Climate Change Impact of Coal Bed Methane Extraction" (Environ Report)

90. The applicant's Climate Change Report (Environ) identifies that key greenhouse gases (GHG) in relation to fossil fuel extraction and combustion are carbon dioxide (CO₂) and methane (CH₄). Coal bed methane is nearly

100% methane – which, if released unburnt into the atmosphere, has a “Global Warming Potential” 36 times greater than CO₂.

91. The report advises that at present the UK imports over 55% of its gas – including piped gas from the EU, piped gas from Norway and liquefied natural gas (LNG) mainly from Qatar. An increase in UK indigenous gas production would reduce reliance on these “emission intensive” imports – reducing overall GHG emissions and potentially increasing energy security. If electricity can be produced from gas rather than coal, GHG emissions will also decrease.
92. It is stated in the report that GHG emissions during site preparation, drilling, testing and CBM production phases would mainly arise from CO₂ emissions from vehicle engines (including the drill rig) and generator emissions – a source which is common with other developments such as building sites. In addition, CO₂ emissions would arise from very limited flaring of CBM in the production test phase. Methane emissions could potentially arise from venting the CBM (for safety) or from leaks (“fugitive emissions”) from equipment.
93. A calculation based on previous studies indicates that as a worst case, assuming good well production, total emissions from IGas’s two proposed wells over their lifetime would be approximately 4,200t CO₂e. If no gas is produced from the wells, GHG emissions will be limited to the “construction site” emissions (site preparation and drilling) – similar in quantity to those produced at a building site. This will be in the region of 500t CO₂e – similar to the average annual carbon footprint of 63 people.
94. The report confirms that IGas will ensure mitigation including best operational practice, site management techniques and monitoring is undertaken to minimise GHG emissions. Thus, it is considered that IGas’s proposal would result in similar GHG emissions to conventional gas and would have lower emissions than alternative sources – such as LNG or non-European piped gas. Given there will be a continued need for gas over the next decades, it is reasonable that this need is met from an indigenous source rather than importing the same amount of gas (which would be the direct alternative), which would result in an overall greater GHG cost.

“Assessment of Climate Change Impact of Coal Bed Methane Extraction” (SLR Independent Review of the Environ Report)

95. SLR were appointed by the Council to provide an independent review of the climate change report submitted as supporting evidence to this planning application. The focus of this report was as a critical appraisal of the information and policy analysis provided in the Environ report i.e. that the report is technically sound, it reflects a proper state of knowledge in terms of the engineering aspects of the proposal and is accurate in terms of the analysis of Government policy.
96. The Environ report presents the following evidence:
- An estimate of GHG emissions based on information presented in the background papers; and

- A qualitative critique comparing the specific elements of the IGas proposal against the assumptions in the background papers
97. Having completed the review, SLR has concluded that the Environ report presents a fair reflection of the likely carbon impacts associated with CBM extraction. Despite the many uncertainties surrounding the environmental impact of CBM production there appears to be good evidence to support the position that CBM production and subsequent use will achieve a reduction in carbon impact when compared to conventional natural gas sources such as imported natural gas.
98. In particular the following was noted:
- The background technical papers to the IGas Energy proposal all appear relevant including scope, solutions considered and geographic relevance;
 - The report has interpreted and accurately applied the conclusions and results from the background technical papers;
 - The LCA assessment boundary has been applied correctly and the analysis inclusive with respect to greenhouse gas species considered;
 - The comparisons to other fuels are relevant and technically correct and accord with recognised reporting standards;
 - The results have been presented in a representative manner including being scaled to the actual size and expected outputs; and
 - The analysis reflects the technical proposals for the development.
99. In summary, SLR have not found any reason to question the technical soundness of the report or to conclude that the report does not reflect a proper state of knowledge in terms of the engineering aspects of the proposal. In addition, it is concluded that the paper presents an accurate reflection of Government policy on decarbonisation of the UK economy.
100. The Environ report references and relies on four background papers that have been used to inform the carbon footprint evidence for the CBM extraction proposal.
101. In SLR's opinion the reports, although limited in number, appear to be geographically and technically relevant. The range of commissioning organisations and the fact that the papers consider CBM as a different product to shale gas also increases the relevance of the studies. As such, these four papers are considered, at least in principle, to represent a good body of evidence on which to base an assessment of the likely carbon impacts of CBM extraction.
102. In respect of all phases of the development, it was not considered that any impacts from the proposed development in terms of climate change were significant enough to require an Environmental Impact Assessment, nor is it considered that any impacts would be sufficient to warrant a refusal of planning permission and that the proposal complies with Policies L5.1, L5.4, L5.13 and L5.14 of the Trafford Core Strategy.

CUMULATIVE IMPACT

103. The cumulative impact of this proposal including the biomass plant (which was approved on a neighbouring site following the grant of the original permission) and the Barton Moss site has been taken into consideration with particular consideration given to air quality and it is considered that due to regulations and mitigating measures, there would be no undue cumulative impact.

LAND USE

104. The impact of the proposal in terms of land use planning would not be significant. The site is overgrown and has no significant landscape quality. Provided that measures are imposed with regard to the reinstatement of the land to its former (or appropriate) condition, the proposal would be acceptable and would accord with Policies L5 and L7 of the Trafford Core Strategy. A condition is included to require the submission of a scheme.

PUBLIC HEALTH

105. Noise and air quality assessments undertaken indicate that potential risks to public health from the proposed activity and exposure to emissions are low if the operations are properly run and managed by other regulatory bodies and the use of planning conditions as set out in the recommendation section of this report. Public Health England raise no objection to the proposal.
106. As well as planning permission, the proposed installation will also require an Environmental Permit from the Environmental Agency (EA) under the Environmental Permitting (England and Wales) Regulations 2010. The installation will not be able to commence operations without such a permit, the conditions of which will be enforced by the EA.

COMMUNITY & SOCIO-ECONOMICS

107. Subject to the adherence to regulatory requirements it is considered that the community and socio economic impacts would be minimal. The developers have advised that they endeavor to use local providers to support the operation and "it is expected that the operation will make a substantial input into the local economy through the supply of services, materials and other resources."
108. Recent experience has shown that drill sites (including at the nearby Barton Moss) can attract public attention and a degree of protest and environmental extremist activities may also occur. Greater Manchester Police have been consulted and have provided some guidelines in relation to site security. It is right to assume that public order would be maintained by the police.

109. It is therefore considered that the proposal would not have an unacceptable impact on communities or socio-economic impacts and that to the contrary, there would be benefits in terms of energy generation and employment (direct and indirect). It is therefore considered that the proposal would accord with Proposals L5 and L7 of the Trafford Core Strategy.

HIGHWAY SAFETY

110. The application proposes the use of an existing access road that was previously granted temporary permission in connection with the development of the advanced sludge treatment facility at the Waste Water Treatment Works (permission H/71195).
111. The application indicates that, during the construction phase there will be 4 HGV movements per day, during the appraisal drilling phase there will be a maximum of 10 HGVs per day and 20 car / LGV journeys per day and during the extraction drilling phase a maximum of 8 HGVs a day and 20 car / LGV journeys per day. Ten parking spaces are proposed on site. Impacts in terms of traffic generation would be limited and the traffic levels and parking provision are considered to be acceptable by the LHA who raise no objections to the proposed development.
112. The proposed drilling rig would be up to 34m in height and would be sited a minimum of 51m from the motorway (which itself is elevated approximately 9m higher than the adjacent ground levels at this point) which is considered to be a safe distance from the motorway. The drilling phases will also require floodlighting. The applicant states that this would be appropriately sited, kept to the lowest acceptable height and directed inwards and downwards to ensure the potential for light spill is kept to a minimum. Highways England has raised no objections to the proposed development subject to conditions and has stated that it is satisfied that the distance of the rig from the motorway boundary is sufficient and that a lesser distance could be considered, subject to appropriate design details. It is considered that a condition should be attached requiring details of the distance of the rig from the motorway prior to installation. On this basis, it is considered that the proposed development would be acceptable in terms of highway safety.

ENVIRONMENTAL IMPACT ASSESSMENT

113. A screening opinion has been issued concluding that the proposals would not constitute EIA development. The proposal does not fall within the criteria set out in paragraph 33 of Circular 02/99 for Schedule 2 development and it was considered that the proposals would not result in environmental impacts of such a scale or complexity to justify the requirement for an EIA. A representation from Friends of the Earth states that Schedule 3 criteria of the EIA regulations are relevant. Schedule 3 sets out the selection criteria for screening Schedule 2 development. The Council agrees that these are relevant and has assessed the proposals against them. However, as indicated Friends of the Earth have made representations in relation to the Screening Opinion in which they assert that the opinion is flawed for the reasons set out

elsewhere in this report. Counsel advice has been obtained in relation to the screening opinion which has provided assurance that the opinion provided by the Council is sound. The Council has assessed all impacts from the three different stages of development in relation to the Environmental Impact Assessment; taken account of recent evidence; and has assessed the relative cumulative impacts and impact on climate change.

CONCLUSION – THE PLANNING BALANCE

114. The proposed development has been accepted previously in this location with planning permission granted in September 2010. Whilst there have been changes to national and local policy since the original approval, the policies on Minerals have remained largely consistent with the thrust of previous policies. The current application remains consistent with their general objectives of Policy 2 of the Greater Manchester Minerals Plan, Trafford Core Strategy policies and Government guidance provided in NPPF and NPPG in having regard to the environmental, social and economic impacts of such development. Through the use of conditions for control, impact mitigation and site restoration alongside those processes which are subject to approval under other regimes (e.g. PEDL licence, Health and Safety Executive and Environment Agency approval), it is considered that the proposal would not have any unacceptable environmental, ecological, or social impacts.
115. The impacts associated with all three phases of proposed development have been assessed and it is not considered that the development would result in any significant adverse impacts on the natural and historic environment, human health and amenity or aviation safety. The cumulative impact of this proposal including the biomass plant (which was approved on a neighbouring site following the grant of the original permission) and the Barton Moss site has been taken into consideration with particular consideration given to air quality. A catalytic converter will be incorporated in the generator plant. In accordance with national air quality planning guidance (Environmental Protection UK's Planning for Air Quality document), the change in nitrogen dioxide levels at sensitive receptors is considered to be imperceptible and not significant.
116. The Office of Unconventional Gas and Oil promotes the safe, responsible and environmentally sound recovery of the UK's unconventional reserves of gas and oil and has the aim of ensuring that the UK makes the best use of our natural resources by encouraging the development of these reserves in a way that maximizes the benefits to the economy in terms of improving security of supply, creating jobs, growth and investment, and supporting the transition to a low carbon economy at the least cost. NPPF supports this and paragraph 144 states that great weight should be given to the economic benefits of minerals extraction.
117. There are no significant physical changes within the site since the original approval which would lead to a different conclusion on the application. It is therefore recommended that this renewal application to extend the time limit for implementation is granted. Further conditions to those imposed on the

original application have been recommended to reflect the introduction of Government guidance.

118. The proposal is in accordance with the provisions of the Statutory Development Plan and there are considered to be no material considerations that indicate otherwise.

RECOMMENDATION: GRANT subject to following conditions: -

1. The development must be begun not later than the expiration of three (3) years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans.

Reason: To clarify the permission, having regard to Policies R2, L4, L5, L7 and W3 of the Trafford Core Strategy.

3. Prior to the commencement of each phase of the development, full details of the external finishes (including colour) of all plant and buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and retained as such thereafter unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, having regard to Policy L7 of the Trafford Core Strategy.

4. (a) Notwithstanding the details submitted to date, prior to the start of the full production phase full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, hard surfaced areas and materials, planting plans specifications and schedules (including planting size, species and numbers/densities), existing plants to be retained, 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 details within 12 months from the date when any building or other development hereby permitted is occupied or carried out as the case may be.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or 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, unless the Local Planning Authority gives its written consent to any variation.

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

5. Prior to the commencement of each stage of development, a scheme shall be submitted providing details of fencing proposed at each stage of the development and the fencing shall be installed and retained in accordance with these details, unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of amenity, having regard to Policy L7 of the Trafford Core Strategy.

6. Before any drilling operations commence the vehicular access, parking and turning areas shall be provided in accordance with the approved plans and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and convenience and in accordance with Policies L4 and L7 of the Trafford Core Strategy.

7. Prior to the commencement of each stage of development, details of the proposed lighting, including siting, height, design and position, shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be implemented in accordance with these details and no other form of lighting shall be implemented on the application site without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity and highway safety, having regard to Policies L4 and L7 of the Trafford Core Strategy.

8. Within six months of the commencement of operations on site, full details of a site restoration scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the agreed details within six months of the cessation of on site operations.

Reason: In the interests of visual amenity, having regard to Policies R2 and L7 of the Trafford Core Strategy.

9. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority in consultation with Highways England. The approved scheme should ensure that no drainage from the proposed development shall run off into the motorway drainage system nor shall any such new development adversely affect any motorway drainage. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of the water environment and in the interests of highway safety, having regard to Policies R2, L4, L5, L7 and W3 of the Trafford Core Strategy.

10. Prior to the commencement of development, a scheme to implement the recommendations of the submitted Habitat Survey in relation to amphibians and nesting birds, together with a timetable for implementation of these works, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved timetable, unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of wildlife protection, having regard to Policies R2 and W3 of the Trafford Core Strategy.

11. Prior to the commencement of development, a further survey of identified protected species shall be carried out, which shall include a survey of land outside but adjacent to the application site. The survey shall include details of any necessary mitigation measures and a timetable for their implementation. The required mitigation measures shall be implemented in accordance with the approved timetable, unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of wildlife protection, having regard to Policy R2 and W3 of the Trafford Core Strategy.

12. Prior to the commencement of development, a further survey for invasive plant species shall be carried out. If invasive plants (particularly Japanese knotweed and Himalayan balsam) are found to still be present then measures should be taken to eradicate this plant from the site and prevent its spread in accordance with a method statement which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is suitable for its end use and the wider environment due to the invasive nature of Japanese Knotweed and Himalayan Balsam, having regard to Policies L7 and R2 of the Trafford Core Strategy and the Wildlife and Countryside Act 1981.

13. Prior to the commencement of development, details of how the boreholes shall be drilled, operated and decommissioned in such a way as to prevent the transfer of fluids between different geological formations and to prevent uncontrolled discharge of groundwater to surface shall be submitted to and approved in writing by the Local Planning Authority and in consultation with the Environment Agency. The development shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent pollution of the water environment, having regard to Policies R2, L5 and W3 of the Trafford Core Strategy.

14. Prior to the commencement of development, a scheme to prevent pollution of any watercourse, groundwater or land (including details of storage facilities for water arising from the operations on site) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority.

Reason: To prevent pollution of the environment, having regard to Policies R2, L5 and W3 of the Trafford Core Strategy.

15. Prior to the commencement of development, a scheme to treat and remove suspended solids from surface water run-off during construction works shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution, having regard to Policies R2, L5 and W3 of the Trafford Core Strategy.

16. There shall be no development on or adjacent to any motorway that shall adversely affect either during construction or operation any Highways England Asset such as structures, (in particular in the context of this application the M60 Barton High Level Bridge) embankments or earthworks.

Reason: In the interests of highway safety, having regard to Policies L4 and L7 of the Trafford Core Strategy.

17. Prior to the erection of the rig hereby approved, details of the position of the rig and its distance from the motorway shall be submitted to and approved in writing by the Local Planning Authority. The rig shall be erected in accordance with the approved details and shall not be re-positioned elsewhere on the site, unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of highway safety and visual amenity, having regard to Policies L4 and L7 of the Trafford Core Strategy.

18. Prior to the erection of the drilling rig hereby permitted, the rig shall be fitted with Red Obstacle Lighting in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be retained for the duration that the rig is in situ.

Reason: To ensure a safe form of development, having regard to Policy L7 of the Trafford Core Strategy.

19. Prior to the erection on the application site of any temporary cranes that exceed 20m in height above ground level, at least one month's written notification shall be given to the Local Planning Authority and City Airport.

Reason: In the interests of public safety during the construction process, having regard to Policy L7 of the Trafford Core Strategy.

20. The maximum height of the drilling rig hereby permitted shall not exceed 60 metres AOD unless otherwise agreed in writing by the Local Planning Authority.

Reason: For aviation purposes, having regard to Policy L7 of the Trafford Core Strategy.

21. Prior to the generation of electricity on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing how the generators and catalytic converters will be monitored for the course of electricity generation on site together with a verification report demonstrating the effectiveness of the air quality improvement measures installed and confirming the levels of actual emissions of NO₂. The generators and catalytic converters shall only be operated in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: Having regard to "Addendum to Air Quality Assessment" to allow the Local Planning Authority to monitor emissions associated with the generators and to safeguard air quality in accordance with Policies R2, L5 and W3 of the Trafford Core Strategy.

22. This approval does not grant or imply permission for any hydraulic fracturing.

Reason: For the avoidance of doubt. No hydraulic fracturing is proposed as part of this proposal and a further application would be required with additional consideration by the Local Planning Authority.

23. Unless otherwise agreed in writing by the Local Planning Authority, there should be no further drilling at the site after the initial appraisal and extraction drilling phase with the exception of the servicing and maintenance of the vertical and lateral boreholes and wells or cases of emergency involving situations that could be prejudicial to public health. On any such occasion, the developer shall provide written notification to the Local Planning Authority within 7 days of the drilling commencing, and the drilling rig shall not be on site for a period exceeding 14 days unless written permission has first been obtained from the Local Planning Authority.

Reason: To allow satisfactory monitoring of the development in accordance with Policies L4, L5, L7 and W3 of the Trafford Core Strategy.

24. Prior to the commencement of the development, a Crime Prevention Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Crime Prevention Scheme shall address concerns raised by Greater Manchester Police (Design for Security) in their consultation response dated 27th February 2014. Once in place, all identified measures shall be implemented and maintained at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of crime prevention and site safety, having regard to Policy L7 of the Trafford Core Strategy.

25. Prior to the commencement of the development, a Dust Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Dust Management Plan shall identify all areas of the site and site operations where dust may be generated and further identify control methods to limit windblown dust. Once in place, all identified measures shall be implemented and maintained at all times.

Reason: To safeguard the amenity of neighbours in accordance with Policies L5 and L7 of the Trafford Core Strategy.

26. Prior to the commencement of each stage of development, a detailed scheme for the proposed site layout for each phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that the rig and other redundant equipment is taken off site when not in use. Site operations shall only take place in accordance with the approved scheme.

Reason: In the interests of amenity, having regard to Policy L7 of the Trafford Core Strategy.

27. Prior to the commencement of development a scheme for storage and removal of waste water from the site shall be submitted to and approved in writing by the Local Planning Authority and to be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution, having regard to Policies R2, L5 and W3 of the Trafford Core Strategy.

28. Prior to the development commencing a contaminated land Phase I report to assess risks from any contamination which may already be present at the site to groundwater, human health and the natural and historical environment shall be submitted to, and approved in writing by the Local Planning Authority (LPA).

Should the Phase I report recommend that further investigations are required, a Phase II investigation and risk assessment must be completed to assess the nature and extent of any contamination on the site and any risks to groundwater, human health and the natural and historical environment. The investigation shall be confirmed in writing to the Local Planning Authority. The final written report is subject to the approval in writing of the Local Planning Authority.

Should the Phase II investigations indicate that remediation is necessary, a detailed remediation scheme to remove unacceptable risks to groundwater, human health and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme, a verification report of the remediation carried out must be produced to the approval in writing of the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to site users or neighbours during the course of the development, having regard to Policies L5, L7 and W3 of the Trafford Core Strategy.

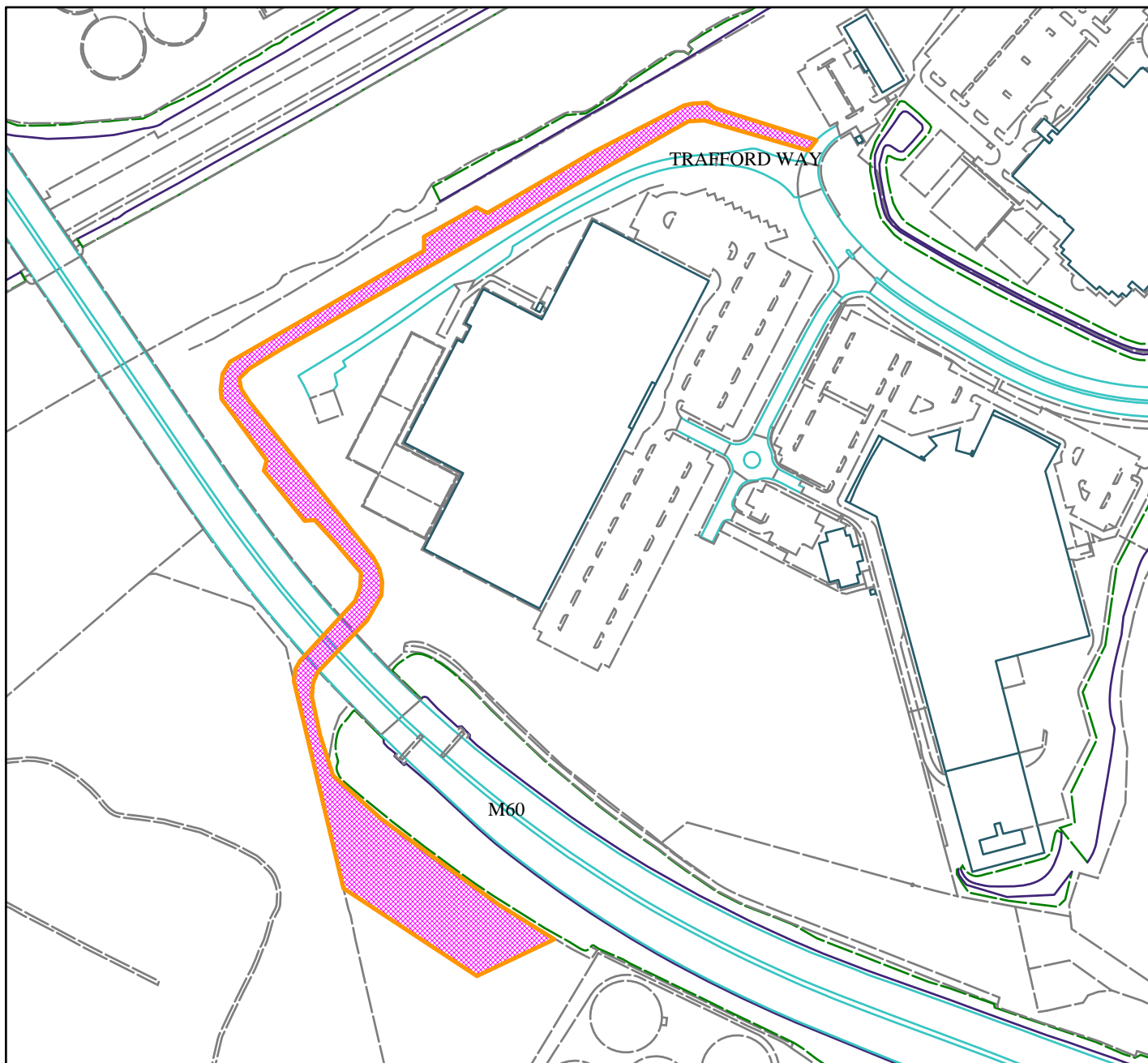
29. The development hereby approved shall only be carried out in accordance with the submitted Flood Risk Assessment Addendum submitted on the 30th August 2013.

Reason: To prevent the risk of flooding, having regard to Policies L5 and W3 of the Trafford Core Strategy.

DP



Land adj to M60 High Level Bridge & Davyhulme WWTW & to S of Trafford Soccer Dome, Urmston (site hatched on plan)



Scale: 1:3,500

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee date 08/10/2015
Date	28/09/2015
MSA Number	100023172 (2012)

WARD: Bowdon

85452/FUL/15

DEPARTURE: No

Change of use, conversion and extension of main building from clinic to 9 dwellings; demolition, rebuild and extension to coach house to form 3 dwellings; other external alterations including new window openings and dormer extensions; associated car parking and landscaping

Byfield & Lynwood, Green Walk, Bowdon, WA14 2SJ

APPLICANT: Hardy Mill Properties No. 2 LLP

AGENT: Paul Butler Associates

RECOMMENDATION: GRANT

This application was deferred from the September Committee to allow further consideration by the Council of the viability issues regarding the provision of affordable housing.

SITE

The application site comprises a pair of three storey Victorian semi-detached properties with basement located on the corner of The Firs, Green Walk, Church Brow and Stamford Road and a detached coach house located to the rear of the site. The main house and the coach house were built c.1860s. Byfield and Lynwood have been jointly in use as a clinic but have been vacant since April 2015. The coach house has previously been in use as an office.

The properties have previously been extended and many of the additions are considered to be unsympathetic to the original building.

The surrounding area is predominantly residential with St Marys Church to the south of the site and Stamford Arms Public House to the east of the site.

The site is located within the Bowdon Conservation Area.

PROPOSAL

Permission is sought for the provision of 3 no. dwellings and 9 no. apartments on the site.

The proposal is for Byfield and Lynwood to be converted into 9 new residential units; 4 in Lynwood, 4 in Byfield with a penthouse across both at second floor level. Of the 9 units, 2 will have their own front door. The remaining 7 units, which will be lateral apartments, will be accessed via the original side entrances to Byfield and Lynwood and internal staircases. Each of the proposed units will have 3 bedrooms.

Conversion of the main building also involves a new three storey extension to the rear, primarily built of brick. Amendments have been sought to replace the originally proposed timber cladding with recessed brickwork and a window has been inserted to the Green Walk elevation of Unit 1. Dormers are proposed to the rear elevations with an external terrace to the front elevation of the penthouse on the second floor. Previous unsympathetic extensions and alterations are to be removed from the rear of the main dwelling. Existing windows are to be removed and traditional timber frame sash windows proposed. Existing render is to be removed to expose the original brickwork.

The coach house is to be demolished and rebuilt and will be dropped to a new lower ground level and converted to contain a triplex dwelling over three levels. The coach house extension will provide a further 2 dwellings (3 bed and a 2 bed mews house) over two storeys. Amendments have been sought to reduce the scale and massing of the extension which have resulted in the change from the originally proposed 2 no. 3 bedroom mews houses. The proposed extension is contemporary in design and is to be clad in timber. The roof line of the mews properties will be in line with the eaves on the existing coach house.

Both of the existing accesses (Green Walk and The Firs) will be retained as existing, although it is proposed to install electronic gates at the accesses. 6 car parking spaces are to be accessed from the Green Walk access and 19 spaces provided within the area accessed from The Firs.

The proposed development would increase the floor area of the site by 391 m²

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan** (UDP), adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.
- The **Greater Manchester Joint Waste Plan**, adopted 1st April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2013 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L1 – Land for New Homes
L2 – Meeting Housing Needs
L4 – Sustainable Transport and Accessibility
L5 – Climate Change
L7 – Design
L8 – Planning Obligations
R1 – Historic Environment
R2 – Natural Environment

PROPOSALS MAP NOTATION

The Bowdon Conservation Area

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

ENV21 – Conservation Areas

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

Byfield

83384/FULL/2014 – Change of use from Class D1 to residential use Class C3. Reinstating the main entrance to the left hand side of the building, removing the modern steps that form the current entrance and reinstating the bay window, replacement of windows to match the original, installation of a roof light on the rear slope directly above the stairwell and installation of gate posts and gate to the driveway entrance. Bricking up existing openings with Lynwood.

Approved with conditions 15th September 2014

H/63644 – Construction of platform lift and replacement steps at entrance.

Approved with conditions 26th January 2006

Lynwood

H/CC/56831 – Demolition including rear projections and flat roof dormer

Approved with conditions 19th September 2003

H/56830 – Re-modelling to existing clinic including rear extension to incorporate new lift to all floors, fire escape stair, re-location of main entrance and creation of drive in drive out within site.

Approved with conditions 22nd September 2003

APPLICANT'S SUBMISSION

An Arboricultural Report, Design and Access Statement, Planning Statement, Bat Survey, Carbon Budget Statement, Ecological Appraisal, Heritage Statement and Crime Impact Statement have been submitted as part of the application. These documents are referred to in the main 'Observations' section of the report where relevant.

CONSULTATIONS

Local Highway Authority – raises no objection to the proposals subject to all car parking spaces being a minimum of 2.4m x 4.8m with 6m wide aisles.

Lead Local Flood Authority – requirement for Sustainable Urban Drainage system (SUDs)

Greater Manchester Ecology Unit – no comments received

Greater Manchester Police Design for Security – no comments received

Trafford Council Waste Management – no comments received

REPRESENTATIONS

Neighbours

5 no. representations have been received in response to this application. The main objections raised are summarised below:

- Substantial extension and intensification of use which is harmful to the character of the area, local amenity and highway safety;
- Pressure to remove a number of existing trees on site and the remaining landscaping;
- Contrary to recent appeal decisions (Holly Cottage, Green Walk, Bowdon for development for 8 apartments on the site of 2 existing houses);
- Overbearing building line to the Coach House and Mews development;
- Inadequate and unsuitable car parking and highways arrangements;
- Noise and amenity impacts resulting from location of bin stores;
- Lack of daylight to units will lead to pressure to prune or remove trees;
- A change to residential use will increase the noise, light leakage and vehicle movements during the evenings and weekends (quiet times for the commercial use of the building);
- Loss of internal building fabric should be avoided;

- The rear elevations are clearly visible from The Firs and alterations should be kept to a minimum;
- Concerns over inaccuracies of Heritage Statement (suggests that the house was built as one, High Bank);
- Inappropriate materials (timber cladding);
- Repositioning of the boundary wall interrupts the harmony of the layout in relation to adjacent properties and Green Walk in general;

Further to the receipt of amended plans, a second letter has been received from the neighbouring property, Enville Cottage, stating that the amendments do not address their original concerns.

Bowdon Conservation Group

- Welcome the proposed change to residential however are unable to support the application in its current form;
- The footprint and floor area of the proposed buildings will be significantly over and above the footprint and floor area of the existing buildings therefore utilising the buildings' existing private open space and circulation areas and fails to enhance the character of the Conservation Area;
- Suggest that the application be amended by reducing the proposed scale of development and omitting Units 1, 3 and 4.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The proposal is for the creation of 3 no. houses and 9 no. apartments. Having regard to policy L2 of the Trafford Core Strategy (Meeting Housing Needs) it is considered that the provision of 12 no. units in this location is acceptable in principle, would contribute towards meeting the Councils housing targets and would bring these buildings back into (their original) use. The main areas for consideration are therefore the impact on the character and setting of the Bowdon Conservation Area and the street scene more generally, residential amenity and car parking.

IMPACT ON THE CONSERVATION AREA AND STREET SCENE

2. Paragraph 137 of the NPPF advises that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that reveal the significance of the asset should be treated favourably.”

3. Policy R1 of the Core Strategy states that all new development must take account of surrounding building styles, landscapes and historic distinctiveness.

Developers must demonstrate how the development will complement and enhance the existing features of historic significance, in particular in relation to Conservation Areas and other areas of identified historic features, and that the proposed development will not have any unacceptable impact on the same. Policy L7 of the Core Strategy is also relevant and requires development to be appropriate in its context; make best use of opportunities to improve the character and quality of an area; and enhance the street scene or character of the area by appropriately addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works, and boundary treatment.

4. Having regard to the above the main issues are considered to be 1) whether the demolition of the coach house is acceptable having regard to the contribution it makes to the character of the area and 2) whether the proposed new build and associated works would preserve or enhance the character and appearance of the Conservation Area. Of relevance in the consideration of the proposals are the approved planning guidelines for the Bowdon conservation area; also of relevance but carrying less weight is the Bowdon Conservation Area Conservation Area Appraisal Consultation Draft June 2015.

Demolition of the Coach House

5. The existing coach house building has previously been significantly remodelled and converted and the front elevation in particular bears little relation to the original building or the main dwellings. It is considered that there would be no justification for the retention of this building in heritage terms and as such its demolition is accepted in principle.
6. The proposed scheme will demolish and rebuild the coach house in order to remove all unsympathetic additions and to return the building and restore it to its original appearance. The coach house will be rebuilt using reclaimed materials and will be sited in the same position as existing.

Coach House Extension

7. A new extension is proposed to the rear of the rebuilt coach house, the footprint/scale/siting of which will reflect that of the historic glasshouses that previously existed on the site. The use of timber cladding and glazing will create a strong distinction between the contemporary design of the addition with the traditional coach house building and will provide a more lightweight building in contrast to the brick coach house that is considered to be appropriate within this site.
8. Amended plans have been received which have reduced the massing and the floorspace of the mews extension. The extension will be no higher than the eaves of the coach house and it is considered that it would not be dominant within the street scene. The extension to the coach house will extend into an area of the site that currently forms an unattractive tarmacked area however the

removal of existing extensions will improve the spaciousness between the rear of the main building and the coach house, whilst also enabling the provision of communal and private amenity space.

New Build and External Alterations to the Main Dwellings

9. There have been unsympathetic extensions and alterations to this building, which have impacted on its heritage significance and contribution to the character and appearance of The Bowdon Conservation Area. The more significant of these previous unsympathetic works is a 2 storey brick extension and associated iron fire escape staircase. It is proposed that this extension is removed and the northern elevation of the earlier extension (unit 7), exposed and its brickwork repaired where necessary.
10. Although the scheme proposes extensions to the main building and the coach house, this will be offset by the removal of the mid-late 20th century extension and reduced footprint of the existing rear outriggers to the main building. The majority of the increase in floorspace is provided in the form of basement accommodation and a second floor mezzanine level within the main building.
11. The extensions to the rear of the main building are considered to be appropriate to the existing property in terms of design and scale. Timber cladding is proposed on parts of the extensions to the main building. The Heritage Statement advises that reference has been taken from the timber bay window detail from the existing main building and the nearby timber building that links the Stamford Arms and Griffin public houses. The existing timber bay on the existing building is modest in size and it is not considered that this would provide a reference for the building material for the new extensions and nor is the nearby building on the opposite side of The Firs considered to be relevant. Nevertheless, for the same reasons as outlined in the above section with regard to the mews extension, the use of timber is considered to be acceptable on the contemporary additions, providing a contrast between the new and old.
12. Dormers are proposed to the rear elevation. Whilst they are not all individual windows, they are considered to be proportionate to the scale of the existing building, they are set down from the main ridge, aligned with the windows to the main rear elevation below and are considered to be appropriate in design and materials (slate tile finish).
13. Openness is retained to the front of the site. Amendments have been made to the proposed lightwells to the basement apartments. These have been reduced in size and are to be covered with horizontal grills. These will be largely hidden from view from outside of the site by low level planting.
14. The car parking area includes box hedging and tree planting to soften the area of hardstanding which is currently a large open area of tarmac. It is also proposed to replace the existing surface with resin bonded gravel which would be more

sympathetic to the site and character of the surrounding area. Further details of the proposed bin stores are to be required through an appropriately worded condition. Subject to appropriate details being agreed, the proposed bin store and cycle store positioned in the north west corner of the site would minimal impact on the street scene. The bin store located adjacent to the car parking area is more prominently sited and the applicants are in agreement to a requirement to provide a green wall to the front elevation to minimise the visual impact that this would have on the streetscene and the site more generally.

15. No elevational details of the proposed new entrance gates have been provided as part of the application and as such these would require a separate planning application. There are no original stone gate posts at either of the entrances.
16. It is considered that overall, taking into account the loss of inappropriate and unsympathetic alterations and additions to both the main building and coach house, improvements to spaciousness and increased soft landscaping within the site, the scheme would represent an overall benefit and as such is not considered to be detrimental to the character and setting of The Bowdon Conservation Area.

IMPACT ON AMENITIES OF ADJACENT RESIDENTIAL OCCUPIERS AND FUTURE OCCUPIERS

17. Policy L7 states development must not prejudice the amenity of the future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise and/or disturbance, odour or in any other way. The Council's Guidelines for new residential development recommends that where there would be major facing windows, two storey dwellings should retain a minimum distance of 21m across public highways and 27 metres across private gardens. Distances to rear garden boundaries from main windows should be at least 10.5m (where three storey dwellings are proposed, the minimum distances are increased by 3 metres over the above figures. Where there is a main elevation facing a two storey blank gable a minimum distance of 15m should normally be provided.

Impact on Enville Cottage

18. Enville Cottage is sited to the north west of Byfield and sits within a large garden. The property has been extended and has a long elevation facing the application site with habitable room windows facing at ground and first floor.
19. New windows are proposed in the side elevation of extension (Unit 1) facing the boundary with Enville Cottage with other new openings also created in the side elevation of the main dwelling at ground floor and basement. The distance from the boundary is approximately 4.5 metres at the closest point and the distance between the dwellings will be approximately 24 metres. The proposed ground floor windows to Unit 1 in the timber extension are set in from the external

window with a void therefore reducing some of the impact of the proposal. The boundary screening between the two properties comprises a low boundary wall with planting above both within the application site and the neighbouring site. The new windows have been positioned at the same height as the existing ground floor windows within the main building. Additional hedging is also now proposed on the boundary to reduce any potential impact. Any windows on the side elevation of the coach house will be more than 10 metres away from the side boundary. It is therefore considered that there would be no significant additional impact on the adjacent occupants through overlooking or loss of privacy and it is not considered that the proposal would be unduly overbearing or result in any undue loss of light.

Impact on 1 The Firs

20. Amended plans have been received which reconfigures the layout of the first floor accommodation in Unit 1 (the extension to the main building). This allows for the provision of obscure glazing to the ensuite (obscure glazing would not have been acceptable to the main bedroom window) and thereby reduces any overlooking or loss of privacy.
21. The new dormers proposed in the rear elevation of the main building would be approximately 17 metres away from the boundary with 1 The Firs to the rear of the site and as such are not considered to result in any undue overlooking or loss of privacy and would be in accordance with the Council's guidelines.
22. The extension to the coach house was reduced in height in response to comments raised during the pre-application stage. Further amendments sought during the application process have reduced the massing and floorspace of the coach house extension. This has resulted in the reduction in size of one of the units from a 3 bed to a 2 bed. The revision has increased the space to the rear of the site. The extension will be positioned close to the rear boundary wall (which is to be retained at its current height and repaired where necessary) with the roof of the extension sloping away and only part of the roof being visible. It is therefore considered that there would be no unacceptable impact on the amenity of this neighbouring property.

Impact on Other Neighbouring Properties

23. It is acknowledged that the change of use from a clinic to residential would result in increased noise and activity outside of office hours. Nevertheless this is not considered to be at an unacceptable level and the benefits of the scheme in bringing the buildings back into use and improvements to the existing buildings are considered to outweigh this concern. The buildings will be returning to their original use.

Amenity Within the Development

24. Units 1 to 7 are provided with their own private amenity space in the form of a sunken garden and Unit 12 has an external terrace. An additional area of communal landscaping is located to the rear of the site.
25. Some of the windows in the units facing each other within the site fall below the Council's guidelines for privacy distances. Given that all units are new and the properties will be sold with this information available ('buyer beware') it is considered that in this case, given the benefits of the scheme, a refusal on these grounds would not be appropriate.

PARKING & HIGHWAYS

26. Policy L7 of the Core Strategy states development must incorporate sufficient off-street car and cycle parking, manoeuvring and operational space. The car parking standards set out in the Core Strategy specify the requirements which each development will normally be expected to provide, although every planning application is treated on its individual merits.
27. The Council's car parking requirements for residential development as set out in Appendix 3 (Table L4) of the Core Strategy specifies a requirement for 2 spaces per 2-3 bedrooomed unit. The proposal incorporates 25 car parking spaces for the development. The parking layout has been checked with swept path analysis software to ensure that all parking spaces will be accessible by a large car. It is therefore considered that the parking provision is satisfactory. Similarly, there is a requirement for 2 no. cycle parking spaces per each unit of this size. The proposal incorporates two compounds with a total of 24 cycle spaces and is therefore in accordance with the Council's standards.
28. The application is accompanied by a Transport Assessment which concludes that the proposed development would have around five times less traffic-generating potential than the existing clinic use of the site.
29. The vehicular access to the Lynwood parking area is not ideal being located on the corner of the junction however the existing access is in this location and has caused no problems in the past. As the vehicular trips associated with the proposed use are significantly less than the previous use the access arrangement is considered acceptable.

IMPACT ON TREES AND LANDSCAPING

30. There is considered to be minimal impact on the trees within the site as the majority of them are positioned on the boundaries and will therefore not be affected by the proposals. The proposed rear extension to the main building will project into the root protection area of a Wild Cherry however it is considered that this can be retained through sensitive excavation, whilst the pruning and general

maintenance of the tree will reduce any pressure for its removal. A Tree Protection Scheme would be required by condition and any works to trees on the site at a later date would require permission given the location within the Conservation Area.

31. Additional tree planting is proposed as part of the development and areas of landscaping are to be provided to create amenity space and to soften the car parking to the front of the site.

32. It is therefore considered that the scheme is acceptable in respect of the impact on trees.

IMPACT ON ECOLOGY AND PROTECTED SPECIES

33. A Bat Survey has been submitted with the application. Whilst no consultation response has been received from Greater Manchester Ecology Unit, the report concludes that after the external and internal inspections, the building was assessed as having a negligible bat roost potential due to the lack of suitable features in the brickwork, roof and other building features. It is considered unlikely that the structure would support roosting bats. Therefore no further surveys are recommended.

DEVELOPER CONTRIBUTIONS

Community Infrastructure Levy

34. This proposal is subject to the Community Infrastructure Levy (CIL) and is located in the 'hot zone' for residential development, consequently private market houses will be liable to a CIL charge rate of £80 per square metre, and apartments will be liable to a CIL charge rate of £65 per square metre, in line with Trafford's CIL charging schedule and revised SPD1: Planning Obligations (2014).

Affordable Housing & Viability

35. Policy L2 of the Core Strategy states in respect of all qualifying development proposals, appropriate provision should be made to meet the identified need for affordable housing. Bowdon is identified as a "hot" market location where the affordable housing contribution set out in Policy L2 is 40%. This equates to a requirement for 4 of the 12 dwellings to be affordable.

36. The applicant has submitted a viability appraisal and which concludes the provision of affordable housing would negatively impact on the scheme's viability. It is advised that the profit level of the scheme is below the minimum of what is intrinsically a risky investment, particularly when having regard to:

- The size of investment needed to deliver the scheme;
- The risks associated with the redevelopment of a brownfield site and conversion of existing building in the Bowdon Conservation Area; and
- The wider economic climate.

37. The supporting information provided by the agent advises that the development will provide significant benefits that will outweigh any harm from the non-provision of affordable housing. These benefits are listed to include:

- The redevelopment of a previously developed site and conversion of existing buildings with a residential scheme located in an accessible and sustainable location, and which will be compatible with neighbouring uses;
- The removal/replacement of unsympathetic extensions and alterations to existing buildings, as well as the restoration and repair to their historic fabric and external works including soft/hard landscaping and boundary treatment;
- Provision of a scheme that will have a positive impact on the streetscene, neighbouring sites and The Bowdon Conservation Area;
- Redevelopment of a site that will minimise opportunities to commit and will reduce the fear of crime.

38. The viability appraisal has been considered by the Council's valuation officers. It is accepted that there are considerably higher than normal costs associated with this high quality scheme. The proposal involves the refurbishment of the existing building which is a heritage asset and a positive contributor to the Conservation Area and as such demolition would not be allowed by the Council. Additional information submitted explains the rationale behind the build costs, contingency, scheme management costs and marketing. It is agreed that with the additional information provided the scheme is not sufficiently viable to support an affordable housing contribution.

Specific Green Infrastructure

39. In accordance with Policy L8 of the Trafford Core Strategy and revised SPD1: Planning Obligations (2014) it is necessary to provide an element of specific green infrastructure. In order to secure this, a landscaping condition will be attached to make specific reference to the need to provide additional trees on site as part of the landscaping proposals.

Conclusion

40. The proposal would bring a prominent positive contributor to the Conservation Area back into its original use with a scheme that would result in the removal of replacement of unsympathetic extensions and alterations which have taken place over the years. The extensions to the property, whilst contemporary in design, would improve and the spaciousness between the main building and the coach house with the introduction of more landscaping within the site to break up the current areas of tarmac. There is considered to be no unacceptable impact on the character of the area or residential amenity. On balance therefore, the proposal is considered to be acceptable.

RECOMMENDATION: GRANT subject to the following conditions:-

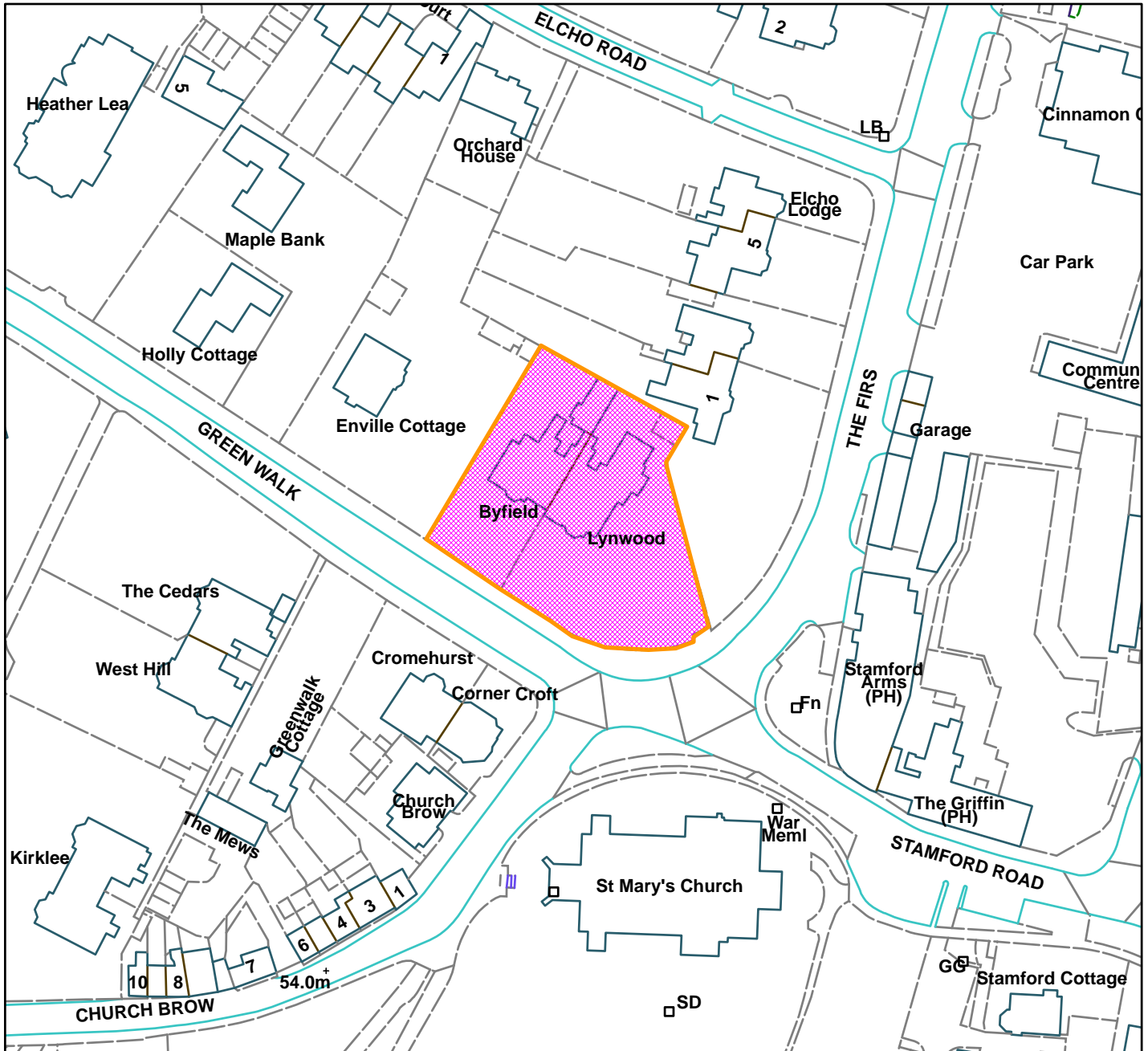
1. Standard 3 year time limit

2. Approved plans
3. Samples of materials to be submitted and approved (Conservation Area)
4. Landscaping scheme to be submitted and approved, including full details of all hard and soft landscaping (to include tree planting and other specific green infrastructure), boundary treatments
5. Permission not granted for gates – separate planning application required
6. Landscape maintenance
7. Tree protection scheme
8. Provision and retention of car parking as shown on approved site plan (all car parking spaces being a minimum of 2.4m x 4.8m with 6m wide aisles)
9. Full details of bin stores (including green wall)
10. Sustainable Urban Drainage (SUDs) scheme
11. Removal of permitted development rights for units within the coach house and mews development
12. Obscure glazing
13. Remove permitted development rights for fencing or other means of enclosure.

JE



Byfield & Lynwood, Green Walk, Bowdon (site hatched on plan)



Scale: 1:1,250

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 08/10/15
Date	28/09/2015
MSA Number	100023172 (2012)

Formation of subterranean wastewater detention facility with the erection of a motor control centre, meter kiosk, pressure relief column and paladin fencing around site perimeter. Formation of new vehicular access from Fraser Place, additional areas of hardstanding and associated landscaping works also.

Wastewater Detention Facility, Fraser Place, Trafford Park

APPLICANT: United Utilities

AGENT: United Utilities

RECOMMENDATION: GRANT

SITE

The application site relates to a plot of land directly to the north of Fraser Place, which is broadly rectangular in shape and spans a length of some 115m, separating the complex of buildings relating to 'Westmill Foods' to the north, from the Fraser Place highway to the south. A 2m high paladin fence secures the southern boundary in its entirety and as a result presently prevents vehicular access onto the land. The application site represents the central section of what is in fact a wider undeveloped plot that covers 2.4 hectares. Consequently areas of open land directly adjoin the eastern and western boundaries of the application site.

The site sits within the heart of Trafford Park, and the character of the surrounding area is typical of an industrial estate. Land on the southern side of Fraser Place is occupied by 'Kellogg's', with its substantial vehicular entrance located directly opposite the application site. Other businesses of note in the vicinity include 'Hovis', whose premises sit to the north-east, and the aforementioned 'Westmill Foods' immediately to the north. The Bridgewater canal runs broadly north-south approximately 240m away to the east.

PROPOSAL

United Utilities are currently undertaking a major programme of works as part of a review of the water quality of the Manchester Ship Canal, with the ultimate goal that it is able to sustain cyprinid fish populations. There are 21 intermittent discharges from the sewer network which flow into the canal or the watercourses that feed it, and 14 of these have been designated as 'unsatisfactory' by regulators of the water industry, including the Environment Agency (EA). Intermittent discharges are located at various points in all sewer networks to provide a point at which sewer flows can discharge at a controlled location when flows are over and above normal levels (e.g. in times of heavy rain). The discharges are in effect 'reliefs' on the combined sewer network that protects the drainage system from becoming overwhelmed and potentially causing flooding in urban areas.

This application proposes to construct additional below ground storage (17,700m³) to increase the capacity of the existing sewer network, along with a below-ground screening chamber that would screen any flows which may need to discharge into the Manchester Ship Canal. This below-ground plant and equipment can be constructed under Permitted development (GPDO 2015 Part 13, Class B), however its construction also necessitates the following above-ground infrastructure, for which planning consent is sought under this application.

This application is a minor revision of approval 79988/FULL/2013. As before, a motor control centre kiosk; 25m high pressure relief column; 2.4m high paladin fencing around the site perimeter; formation of new vehicular access from Fraser Place; additional areas of hard standing and associated landscaping works are proposed.

Revisions to the original approved scheme include the following;

- Alterations to kiosk arrangements with Separation of motor control centre (MCC) kiosk into smaller MCC kiosk and a chamber access kiosk. Minor alterations to the positions of the kiosks and colour of the kiosks changed from green to 'goose wing grey', to match the odour control plant, pressure relief column and existing industrial buildings in the locale.
- Addition of a support frame around the vent column
- Addition of bollards, vehicle barriers and safety railings
- Minor alterations to access route around site

The weir chamber is the below-ground structure that all the above-ground structures control. This is unchanged from the original approval and no changes are proposed to the previously approved odour control arrangements.

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

- The **Trafford Core Strategy** adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.

- The **Greater Manchester Joint Waste Plan**, adopted 1st April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.
- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2013 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L5 – Climate Change

L6 - Waste

L7 – Design

W1 - Economy

PROPOSALS MAP NOTATION

Trafford Park Core Industrial Area

Strategic Development Site – Electric Park

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

Electric Park (the site)

82077/COND/2013 - Application for approval of details reserved by conditions of grant of planning permission 79988/FULL/2013. Condition numbers: 3, 5, 6, 8, 9 and 10.

Decision Pending

79988/FULL/2013 - Formation of subterranean wastewater detention facility with the erection of a motor control centre, meter kiosk, pressure relief columns and paladin fencing around site perimeter. Formation of new vehicular access from Fraser Place, additional areas of hard standing and associated landscaping works also. Approved with Conditions, 8th August 2013

74947/RENEWAL/2010 - Application to extend the time limit for implementation of H/61889 for the erection of an industrial building to accommodate either B1 (b), (C), B2 or B8 user and ancillary development – Approved with conditions, 1st June 2011.

74946/RENEWAL/2010 - Application to extend the time limit for implementation of H/61890 for the erection of two industrial buildings to accommodate either B1 (b) (c), B2 or B8 user and ancillary development – Approved with conditions, 1st June 2010.

H/61890 - Erection of two industrial buildings to accommodate either B1 (b) (c), B2 or B8 uses and ancillary development – Approved with Conditions, 30th June 2005

H/61889 - Erection of industrial building to accommodate either B1 (b) (c), B2 or B8 uses and ancillary development – Approved with Conditions, 30th June 2005

Land between Fraser Place and Bridgewater Canal

79987/FULL/2013 – Creation of new access points from Fraser Place with associated traffic bollards, hard standing and landscaping works as part of the formation of a subterranean wastewater detention facility – Approved with Conditions, 8th April 2013

Turning area at southern end of First Avenue, Trafford Park

79994/FULL/2013 - Installation of control kiosk and pressure relief column; formation of hard standing and associated landscaping works as part of the formation of a subterranean wastewater detention facility. – Approved with conditions 30th June 2014

CONSULTATIONS

Pollution and Licensing (Nuisance and Contaminated Land): No objections

Environment Agency: No objections

TFGM: No objections

Drainage: None received

REPRESENTATIONS

None received

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The application site is situated within the Trafford Park Core Industrial Area, and partially falls within a designated employment area (B1, B2, B8). No jobs would be created as part of this proposed project of works. In justifying the siting of the development in this location United Utilities have explained that it needs to be in close proximity to the identified Unsatisfactory Intermittent Discharges (UID's), and also on an area of land large enough to facilitate the construction process and accommodate the below ground storage. Trafford Park in its entirety falls within a critical drainage area, and whilst this development will not contribute towards creating additional employment it is considered that it will serve to facilitate the existing surrounding centres of employment through reducing flood risk. It is also noted that water quality in the Manchester Ship canal will be improved. Therefore in light of the previous approval and for the above

mentioned reasons, the principle of siting this important infrastructure project on the site is considered to be acceptable.

ODOUR DISTURBANCE

2. No changes are proposed in this application from the previous permission (ref: 79988/FULL/13 in terms of the underground chambers and potential for odours. United Utilities in the previous permission and in this application have sought to significantly reduce the potential for air displaced from the underground chambers that could result in an odour that would be detectable at premises surrounding Electric Park. This has been achieved through the introduction of Odour Control Units which provide odour treatment to the displaced air before it is released at a high level (25m) through a pressure relief column. It is considered that United Utilities have adequately demonstrated that the proposals would not compromise the primary function of the surrounding businesses – the production of food – and that therefore they are in compliance with policies W1.13 and L7.3 of the Trafford Core Strategy.

DESIGN AND STREETSCENE

3. The application site is situated in a relatively secluded part of Trafford Park, away from the principal thoroughfares through the industrial estate, and as such the surrounding streetscene is considered to be less sensitive to these proposals than, for example, a residential area would be. This proposal includes a smaller Motor Control Centre (MCC) kiosk and a chamber access kiosk. The positions of the kiosks have changed minimally in comparison to the previous approval and the colour of the kiosks is now proposed to be 'goose wing grey.' The proposed Access and Motor Control Centre kiosks are of basic design, incorporating flat-roofs and no external features to their elevations except access doors. Both kiosks are to be set well back from the highway, similar to the previous scheme, and therefore their visual impact will be low. The Odour Control Unit is set back from the road, close to the base of the pressure relief column and should be screened, to some degree, by the proposed tree planting when approaching the site from either direction along Fraser Place. The pressure relief column would be positioned approximately 7.5m to the highway, and measures 25m in height. The upper portion of the stack will be visible over a relatively wide area, particularly as there are no buildings of any real size within a 65m radius of it. This application also includes a support frame around the vent column, matching the column in colour and industrial appearance. However, as with the previous application it is considered that this aspect of the proposal represents a relatively common feature within an industrial estate of this size, and one that would not look unduly out of character in this particular area. Also the proposed paladin fencing to the eastern and western boundaries is considered to be appropriate for this location and in-keeping with existing boundary treatments in the wider area. Therefore, given the context in which the proposals sit, there are no

objections to the development on the grounds of visual amenity or harm to the streetscene.

ACCESS, HIGHWAYS AND PARKING

4. The proposed vehicular access to Electric Park is situated directly opposite the 38m wide entrance into the 'Kellogg's' site to the south. As with the previous proposal, it is considered that the formation of this additional access will not result in vehicle conflicts that would unduly compromise the highway safety of the area due to the low volume of traffic that uses Fraser Place, and the likely low number of trips that will be generated by the proposed development. The new infrastructure within Electric Park is largely self-operating, with operatives visiting only when monitoring or maintenance works are required. The new vehicular access gates have been set 6-7m in from the highway to allow a car or van to pull off of the highway whilst the gates are opened. Therefore there are no objections to the development on highways grounds.

CONCLUSION

5. The proposed development will provide new and upgraded assets that will improve water quality within the nearby ship canal, and serve to further reduce flood risk through the installation of additional attenuation chambers. Additional measures in the form of Odour Control Units and the height of the pressure relief column have been employed, and these should be sufficient to prevent surrounding businesses from undue impacts in terms of odour. The appearance of the proposed above-ground equipment is considered to be acceptable in the context of a quiet road within the heart of an industrial estate, and it is further recognised that the provision of soft landscaping works will soften views from the Fraser Place highway. Therefore the development is considered to comply with all of the relevant policies within the Trafford Core Strategy.

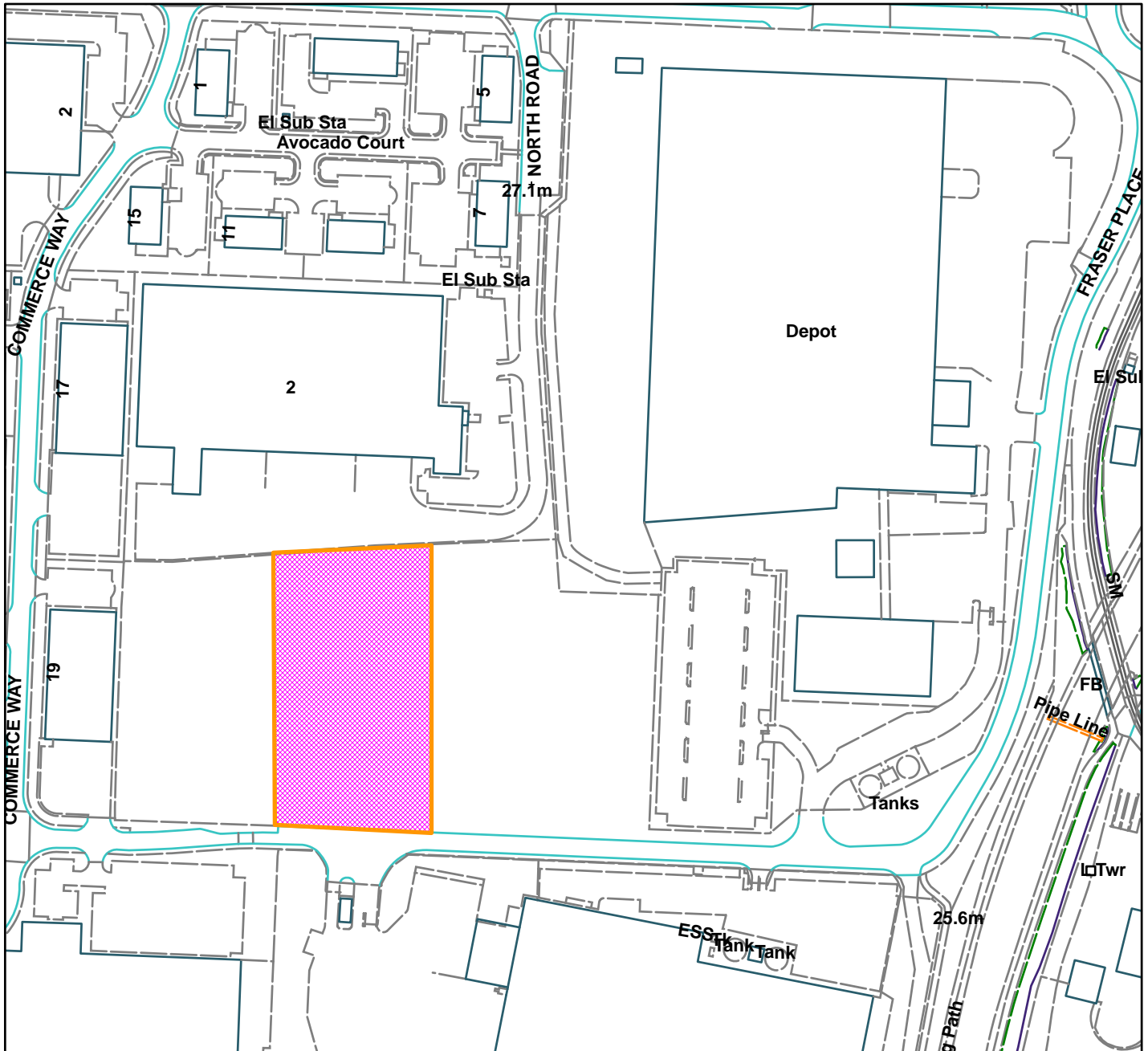
RECOMMENDATION: GRANT subject to the following conditions:-

1. Standard;
2. Compliance with all plans;
3. Landscaping;
4. Pressure Relief Column to be 25m high;
5. Control kiosks, odour control plant and Pressure Relief Column to be powder coated in a 'goose wing grey' colour;
6. Porous material/adequate surface water run-off areas, for hard standing;
7. No clearance of vegetation during bird breeding season;
8. Wheel washing;
9. Compliance with Odour Impact Assessment;
10. Compliance with approved Odour Management Plan.

LB



Wastewater Detention Facility, Fraser Place, Trafford Park (site hatched on plan)



Scale: 1:2,500

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 08/10/15
Date	28/09/2015
MSA Number	100023172 (2012)

WARD: Clifford

86295/VAR/15

DEPARTURE: NO

Application to vary Condition 11 (hours of operation) of planning permission 84502/VAR/14 (erection of replacement church, rectory and community centre with extra apartments)

Community Centre, Shrewsbury Street, Old Trafford, Manchester

APPLICANT: Ms Alexandra Atkinson - Trafford Housing Trust

AGENT: Mr Ben Robinson - PRP Architects

RECOMMENDATION: GRANT

SITE

This application relates to a row of three sites that front onto Shrewsbury Street in Old Trafford, and that cover a total area of 1.32 hectares. Planning permission was granted by the Council in 2014 for the redevelopment of the site including the demolition of existing buildings and erection of a range of community facilities and uses. The onsite demolition works are currently underway, whilst the church and rectory are under construction and the car park has been completed.

PROPOSAL

This application has been made under Section 73 of the Town and Country Planning Act 1990. Section 73 allows applications to be made for permission to carry out a development without complying with a condition(s) or to vary condition(s) previously imposed on a planning permission. A Section 73 planning permission is the grant of a new planning consent. However, the original planning permission continues to exist whatever the outcome of the application made under Section 73.

This application seeks to vary condition 11 of planning permission 84502/VAR/14.

Condition 11 is worded as follows:-

The Health Services hereby permitted on the first-floor of the Village Hub shall not be open to the public outside the following hours: -

08:00 - 22:00, Mondays - Fridays

08:00 - 13:00 Saturdays

14:00 - 17:00 on Sundays.

Reason: *In the interest of the parking amenities of the area and with regard to Policies L4 and L7 of the Trafford Core Strategy.*

The applicant wishes to amend the condition to increase the opening hours of the Health Centre to include Saturdays (13:00 – 20:00) and Sundays (14:00 - 20:00). These amendments have been proposed following discussions with the NHS /

Clinical Commissioning Group and the requirement to provide a 7 day service. The applicant has proposed the following alternative condition wording:-

The Health Services hereby permitted on the first-floor of the Village Hub shall not be open to the public outside the following hours: -

08:00 - 22:00 Mondays - Fridays

08:00 – 13:00 Saturdays

13:00 – 20:00 Saturdays (Health Centre Only)

14:00 - 20:00 Sundays (Health Centre Only)

Reason: *In the interest of the parking amenities of the area and with regard to Policies L4 and L7 of the Trafford Core Strategy.*

The development is currently under construction and information has previously been submitted by the applicant to discharge a number of conditions. Where this information has been agreed and the condition has been discharged / part discharged, the conditions will be amended on this consent to reflect the position accordingly.

THE DEVELOPMENT PLAN IN TRAFFORD

The Development Plan in Trafford Comprises:

- The **Trafford Core Strategy** adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan** (UDP), adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.
- The **Greater Manchester Joint Waste Plan**, adopted 01 April 2012. On 25th January 2012 the Council resolved to adopt and bring into force the GM Joint Waste Plan on 1 April 2012. The GM Joint Waste Plan therefore now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.
- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2012. On the 13th March 2013, the Council resolved that the Minerals Plan, together with consequential changes to the Trafford Policies Map, be adopted and it came into force on the 26th April 2013. The GM Joint Minerals Plan therefore now forms part of the Development Plan in Trafford and will be used

alongside district specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 – Sustainable Transport and Accessibility
L5 – Climate Change
L7 – Design

PROPOSALS MAP NOTATION

None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

84502/VAR/14 - Application to Remove Condition 18 (maximum area of social enterprise units) of planning permission 83156/FULL/2014 (erection of replacement church, rectory and community centre with extra apartments) and to Vary Conditions 2, 11, 13 and 16 to allow for external alterations to the Village Hub; increased operating hours and floor-space for the Health Service; and increased operating hours for the Day Nursery. Application approved 14.05.2015

83156/FULL/2014 - Redevelopment of site following demolition of existing community centre buildings, St. Brides Church and adjacent Rectory. Erection of new three and four-storey mixed use building to form 81no. extra-care apartments (Class C2) and replacement community, day nursery and health centre (Classes D1 & D2) with library, pharmacy (Class A1), social enterprise units (Class A1, B1 or D1) and ancillary café and changing room facilities. Provision of undercroft parking and courtyard amenity space. Erection of replacement Church (Class D1) and Rectory (Class C3) buildings. Closure of Blair Street and alterations to St Brides Way and Clifton Street. Car parking and landscaping works throughout. Application approved 12.11.2014

APPLICANT'S SUBMISSION

The applicant has submitted a Supporting Statement and Transport Technical Note in support of the planning application.

CONSULTATIONS

Local Highways Authority – No objections. The LHA is satisfied that the Transport Technical Note provides a robust assessment of parking demand, indicating that the off street car parking provision is adequate for the proposed extended hours of operation of the Health Care Facility.

Pollution and Licensing – No objections raised in respect of the proposed amendments to the opening hours.

REPRESENTATIONS

1 letter of objection has been received as a consequence of the planning application publicity. The issues raised are as follows:-

- Increased noise
- Highway safety
- Pollution

OBSERVATIONS

1. Members will be aware that the approval of a Section 73 application grants a new planning permission in its own right. In terms of decision making, regard should be had to any changes on site or in the surrounding area and any changes to planning policy.
2. There have been no significant changes to the site or surrounding area since planning permission was granted, save for the implementation of the permission. The application was determined previously in accordance with the Core Strategy, the saved policies of the Revised Trafford Unitary Development Plan, relevant supplementary planning documents, all of which are still part of the Development Plan for the Borough and the National Planning Policy Framework.
3. The main planning issues considered under the original application were:-
 - Principle of development
 - Principle of demolition
 - Residential amenity
 - Impact of the development on existing, surrounding residents
 - Level of amenity and facilities afforded to prospective residents of the development
 - Design and streetscene
 - Heritage
 - Arboriculture and ecology
 - Crime and security
 - Access, highways and parking
 - Car parking requirements
 - Car parking provision
 - Assessment of car parking provision
 - Cycle and motorcycle parking
 - Trip generation and air quality
 - Servicing
 - Highway Layout / Junction Arrangements
 - Planning obligations

4. No further information has been submitted in support of the planning application, save for the submission of a Supporting Statement and Transport Technical Note. Information submitted in support of planning application 83156/FULL/2014 remains relevant to the determination of this application.
5. The matters listed above were considered by Members in the determination of the original application. There is no requirement to revisit these issues through the determination of this application other than where they are affected by the proposed variation. The key issues in the determination of this application relate to the following matters outlined below:-
 - Amenity
 - Highways and parking
 - Discharged conditions

AMENITY

6. The proposed amendment to condition 11 will allow the Health Centre to open on Saturdays between 13:00 – 20:00 (an additional 7 hours) and on Sundays between 14:00 - 20:00 (an additional 3 hours). It is noted that the day nursery, library and social enterprise hub can all operate until 2200 hours Monday to Saturday, and as such it is accepted that there will be some noise and disturbance associated with these approved activities. The proposed opening hours will increase the level of activity associated with the scheme as a whole, however the proposed opening hours do not extend beyond the approved opening hours of other elements of the scheme (Monday to Saturday only); do not extend late into the night; and do not generate a significant level of noise or disruption to residential amenity. The Council's Pollution and Licensing Officer has been consulted on the proposed amendments and they raise no objections in terms of noise and disturbance. The increased opening hours will address the needs of emerging central government policy relating to Seven Day Access to health care facilities. It is therefore considered that the proposed opening hours will not have a significant detrimental impact on residential amenity and as such it is considered that the proposed amendment is acceptable.

HIGHWAYS AND PARKING

7. The applicant has submitted a Transport Technical Note (TTN) in support of the planning application which presents an assessment of the increased parking numbers linked to the health use against the existing anticipated demand. The TTN includes a parking accumulation exercise which demonstrates that the levels of proposed parking would be sufficient to accommodate all anticipated demand on a typical weekday, Saturday and Sunday. The Local Highway Authority (LHA) has assessed the TTN and they consider that it provides a robust assessment of the parking availability of off street car parking on the development site during weekend periods. The LHA raise no objections to the proposed extended hours of operation and they consider that the off street car parking provision is adequate for the proposed extended Health Centre hours.

DISCHARGED CONDITIONS

8. It is important when considering an application to vary conditions that a Local Planning Authority is mindful of the six tests for the use of planning conditions, i.e. whether they are necessary, relevant to planning and the development to be permitted, enforceable, precise and reasonable in all other respects. When assessing this application to vary condition 11, the Local Planning Authority should take note, in particular, of whether the conditions as currently worded are necessary and reasonable.
9. An application has been submitted to the Council to discharge conditions 4 (Materials), 5 (brickwork / artwork details), 6 (hard and soft landscaping), 20 (details of cycle and motorcycle storage), 21 (church car parking), 23 (travel plan), 24 (surface water drainage details), 26 (Construction Management Plan), 27 (fixed plant equipment details), 28 (retention of historic significance), 29 (documentary research and recording), 33 (Wheel washing management plan), 35 (contaminated land), and 36 (off site highway works) of the original consent. A number of these conditions have been discharged or part discharged and as such the conditions of the original approval have been amended to reflect the current position. Conditions 1 (standard 3 year time limit); and 28 (documentary research and recording) of the original consent have been removed as they are no longer necessary or relevant to the consent.

CONCLUSIONS / SUMMARY

10. It is considered that the proposed amendments will not have a significantly adverse effect on the residential or parking amenities of the area over and above any impact already assessed under approval 83156/FULL/2014 and 84502/VAR/14. It is therefore recommended that condition 11 is varied as requested.

RECOMMENDATION:

GRANT subject to the following conditions:-

1. Compliance with approved plans
2. The extra care apartments shall be let only to applicants aged 55 or over, or by a younger person who has undergone a re-enablement assessment that has identified they have a combination of housing, support and/or care needs, require assistance with their daily care needs, require assistance with their daily living tasks and/or personal care, as identified by an Adult Services Assessment.
3. Phase 2 of the development shall be carried out in accordance with approved facing materials. Phase 3 materials shall be submitted to and approved in writing by the LPA
4. The patterned brickwork / artwork proposed to the new church shall be implemented in accordance with the approved details.

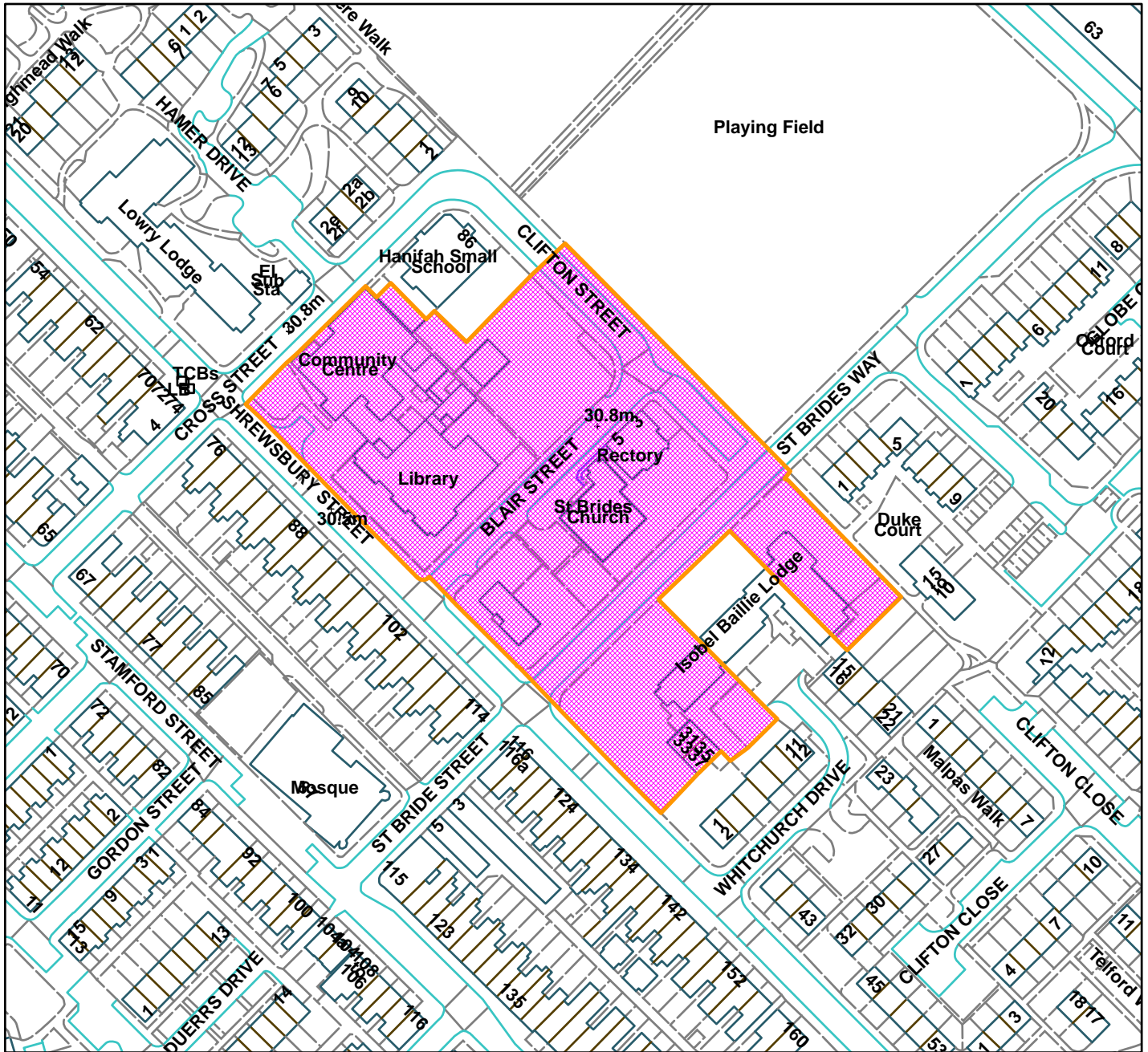
5. Hard and soft landscaping details to be submitted for Phases 2 & 3 of development before commencement of that phase;
6. Details of tree protection measures to be submitted prior to commencement of Phase 1 (demolition works);
7. All windows serving a bathroom or WC within any phase of the development shall be fitted with obscured-glazing (minimum of Pilkington Level 4);
8. Phase 2 boundary treatments shall be implemented in accordance with approved details. Phase 3 boundary treatment details shall be submitted to and approved by the LPA prior to commencement of that phase.
9. Health Centre to be used as Health Centre and no other use within D1;
10. The Health Services hereby permitted on the first-floor of the Village Hub shall not be open to the public outside the following hours: -08:00 - 22:00 Mondays – Fridays; 08:00 – 13:00 Saturdays; 13:00 – 20:00 Saturdays (Health Centre Only) and 14:00 - 20:00 Sundays (Health Centre Only)
11. Day Nursery to cater for no more than 40 children at any one time;
12. Day Nursery Opening Hours: (a) 07:00 – 22:00 Mondays – Saturdays only;
13. Library Opening Hours: (a) 08:00 – 22:00 Mondays – Saturdays only;
14. Social Enterprise Units Opening Hours: (a) 08:00 – 22:00 Mondays – Saturdays only;
15. The gross-internal floor-area of the Health Centre hereby approved on the first floor of the Village Hub shall not exceed 1,040sqm in size.
16. Restriction of use – Social Enterprise Units, as identified on Ground-Floor plan, to be used for A1 (non-food), B1 or D1;
17. Pharmacy and Social Enterprise Units (as identified on GF plan) to be used for A1 non-food purposes only and no other use within A1;
18. Submission of cycle and motorcycle storage
19. Car parking provision to be implemented prior to the first use of the church.
20. Provision and retention of 115 parking spaces prior to first use of the Village Hub
21. Submission of a Travel Plan, incorporating measures and targets, to be submitted within 3 months of first occupation of that phase of development
22. Implementation of phase surface water drainage details and submission of phase 3 surface water drainage details prior to commencement of that phase. Implementation and retention of approved details
23. The development shall discharge storm water at a peak rate that accords with the limits set out within the Manchester City, Salford and Trafford Level 2 SFRA
24. Implementation of approved Constriction Management Plan throughout the duration of the construction phase of development
25. Prior to Phases 2 or 3 being brought into use, details of all fixed plant equipment associated with that phase shall be submitted and approved in writing by the LPA, including calculations which demonstrate that the cumulative noise, when rated in accordance with BS4142: 1997, will not exceed 35dB(A) between 08:00 to 20:00 hrs, and 30dB(A) at all other times.
26. The development hereby permitted shall be carried out in accordance with the scheme of heritage features to be retained identified within the 'Existing Site Features Review'
27. Obscured-glazing to first-floor windows on eastern elevation of Rectory
28. Removal of PD rights for Rectory (dormers, two-storey rear extensions);

29. Vegetation and tree removal works shall be undertaken outside of the optimum bird nesting season (March to July inclusive) unless otherwise agreed in writing by the LPA in conjunction with GMEU.
30. Implementation of approved Wheel Washing facilities during the construction phase of development
31. Prior to commencement of Phase 3 development, a strategy for the treatment of the three-storey gable-end fronting St. Brides Way in the event that it is not covered by artwork, shall be submitted to, and agreed in writing by, the LPA. The strategy shall include details of design and use of materials.
32. Submission and approval of a contaminated land validation report.
33. Within 3 months of this permission details of highway amendments shall be submitted and implemented.
34. Recommendations of Habitat Survey to be implemented.
35. Development to be implemented in accordance with recommendations of Crime Impact Statement.
36. The hours of use for the external play area to the day nursery to be limited to:-
0700 to 2200 Mondays to Fridays
0900 to 2200 Saturdays
No use on Sundays

JP



Wastewater Detention Facility, Fraser Place, Trafford Park (site hatched on plan)



Scale: 1:1,750

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Organisation	Trafford Council
Department	Planning Service
Comments	Committee Date 08/10/15
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