

AGENDA ITEM 9

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 20th June 24

ADDENDUM TO THE AGENDA:

ADDITIONAL INFORMATION REPORT (INCLUDING SPEAKERS)

1.0 INTRODUCTION

- 1.1 This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.
- 1.2 Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chair.

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

REVISED ORDER OF AGENDA (SPEAKERS)

Part 1 Applications for Planning Permission					
Application	Site Address/Location of Development	Ward	Page	Speakers	
				Against	For
112751	70 Moss Lane, Sale, M33 5AT	Manor	1		
113085	Urmston Cricket And Lawn Tennis Club, Moorside Road, Urmston, M41 5UU	Urmston	26	✓	✓ Cllr Harding
113096	Brentwood School And Community College, Cherry Lane, Sale, M33 4GY	Manor	48	✓	
113186	71A And 73 Chapel Road Sale, M33 7EG	Sale Central	78		

Additional and amended documents have been provided since publication of the Committee Report.

The Construction Management Plan was updated to address matters relating to residential amenity, including limits on noise and vibration, details of the storage of materials, and confirmation that there would be no burning of waste on site and no piling.

A Landscape Plan and a Biodiversity Enhancement Scheme were submitted.

CONSULTEES

Environmental Protection (Nuisance) –

17 June 2024 - Reviewed the Construction Management Statement (CMS) received 17 April 2024 and satisfied it is acceptable.

13 June 2024 - Reviewed the Construction Management Statement (CMS) received 2 April 2024 and listed a number of matters to be included within the CMS.

Local Highway Authority (LHA) – The submitted CMS is acceptable.

Tree Officer - No objection to the submitted Proposed Landscape Works, General Arrangement Plan, No. PR/20240504/GA/01. Pleased that they have managed to find space for seven replacement trees.

OBSERVATIONS

The Construction Management Statement has been confirmed as acceptable by the LHA and Environmental Protection and is considered to appropriately address highway and residential matters. Condition 5 is therefore recommended to be updated accordingly.

The submitted Landscape Plan and Biodiversity Enhancement Scheme are required to be reviewed by Greater Manchester Ecology Unit and to date additional comments have not been received from them in relation to this. It is also considered the Landscaping Plan does not contain full details such as hard-landscaping materials. The landscaping and ecology conditions are therefore recommended to remain unchanged from the main report.

CONDITIONS

The recommendation is unchanged, subject to a revision to condition 5, as referred to above:

Condition 5 – text to be replaced with the following text:

5. The Construction Management Statement Rev. C (received by the local planning authority on 17 June 204) shall be implemented and adhered to throughout the construction period.

Reason: To minimise disturbance and nuisance to occupiers of nearby properties and users of the highway, having regard to Policy L7 of the Trafford Core Strategy and the provisions of the NPPF.

Page 26 **113085/FUL/24: Urmston Cricket and Lawn Tennis Club, Moorside Road, Urmston**

SPEAKER(S) **AGAINST: Derek Knowles (Neighbour)**

FOR: Russell Comrie (Applicant)

**Councillor Harding
Written Statement**

OBSERVATIONS

- Paragraph 52 makes reference to an informative to be attached to any grant of planning permission. For clarification, this is the standard informative confirming that bats are protected under other legislation.
- Paragraph 55 makes reference to PfE Policy JP-G8. This is an error and the correct policy reference is PfE Policy JP-S2. The wording of the policy as set out in this paragraph is correct.

RECOMMENDATION

- The recommendation is unchanged.

Page 48 **113096/FUL/24: Brentwood School and Community College, Cherry Lane, Sale**

SPEAKER(S) **AGAINST: Nina Bilous (Neighbour)**

Written Statement

FOR:

CONSULTATIONS

The following additional consultation comments have been received since the publication of the report:

Pollution (Contaminated Land) – The submitted phase I contaminated land assessment has been assessed; this identifies the potential presence of contamination at the proposed development site which could impact on future site users. The assessment confirms that insufficient information is available regarding the contamination status of the site and that further investigation will be needed. The applicant is required to undertake a site investigation to confirm that the site is suitable for the proposed residential property and confirm what level of remediation is required. To ensure that a satisfactory investigation is undertaken into potential risks conditions are recommended in relation to an investigation and risk assessment and verification report.

OBSERVATIONS

HIGHWAYS AND PARKING

Parking Arrangements

Paragraph 82 to be replaced with the following text:

82. The plans propose a shortfall of 5 parking spaces (one per dwelling) however due to the available on-street parking in the vicinity of the development and the sustainable town centre location, the LHA accepts the proposed shortfall. To ensure that the off-street spaces are retained within the scheme, it is recommended that permitted development rights are removed for side extensions to the properties.

Traffic Regulation Orders

Paragraph 85 to be replaced with the following text:

85. Given that the applicant and landowner for the proposed development is Trafford Council, and therefore the proposed highway works and TRO cannot be progressed via S106 or S278 legal agreement (as the Council cannot enter into a legal agreement with itself), a Grampian condition will be imposed. A Grampian condition may be used to secure off-site works.

ECOLOGY, BIODIVERSITY AND LANDSCAPING

The following additional paragraph to be added between paragraphs 88 and 89:

The bat survey submitted with the application identified both buildings on site as having low bat roost potential and mature trees on site as having negligible bat

roosting potential. A further nocturnal survey has been carried out. No bats were observed emerging from the surveyed buildings. Nonetheless, it is recommended that an informative is added an approval to advise that should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice.

RECOMMENDATION

The recommendation for approval remains unchanged, however the following conditions have been amended and added:

Condition 5 – text to be replaced with the following text:

5. Development hereby approved shall not be commenced prior to arrangements having been entered into and approved by the Local Planning Authority to secure funding of Traffic Regulation Order (TROs) and the carrying out of related measures within the public highway necessary to facilitate the development. The approved dwellings shall not be occupied unless and until the related measures have been implemented in full and changes to the TRO secured.
Reason: In the interest of highway safety and parking management, having regard to Policy L4 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 17 – text to be replaced with the following to allow the details of the schemes accessible to be accessed in full detail prior to construction:

17. Prior to above ground works commencing, details, including plans and elevations at an appropriate scale shall be submitted and approved in writing with the Local Planning Authority, showing compliance with the “accessible and adaptable” standards in Part M4(2) of the Building Regulations for each dwelling hereby approved. The development shall be built in accordance with the approved details.
Reason: To ensure that the development is inclusive and accessible and having regard to Places for Everyone Policy JP-H3 and relevant sections of the NPPF.

The following additional condition is recommended having regard to the retention of off-street parking:

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2 Part 1 and 2 (or any equivalent Order following the amendment, re-enactment or revocation thereof)

(i) no side extensions shall be carried out to the dwellings other than those expressly authorised by this permission, unless planning permission for such development has first been granted by the Local Planning Authority.

Reason: To ensure adequate space for off street parking provision is retained, having regard to Policies L4 and L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and Supplementary Planning Document 3: Parking Standards and Design and the National Planning Policy Framework.

The following further conditions are recommended in line with the consultation comments received from Pollution (Contaminated Land) as detailed above:

20. Other than the demolition of buildings and structures down to ground level, and site clearance works, including tree felling no development shall take place until an investigation and risk assessment in relation to contamination on site has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place other than the excluded works listed above. The submitted report shall include:
 - i) a survey of the extent, scale and nature of contamination
 - ii) an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments;
 - iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.
 - iv) a remediation strategy giving full details of the remediation measures required and how they are to be undertaken
 - v) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The development shall thereafter be carried out in full accordance with the approved remediation strategy before the first occupation of the development hereby approved.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the health of future occupiers in accordance with Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework. The assessment is required prior to development taking place on site to mitigate risks to site operatives.

21. The development hereby permitted shall not be occupied until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan, where required (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the health of future occupiers in accordance with Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework. The assessment is required prior to development taking place on site to mitigate risks to site operatives.

RICHARD ROE, CORPORATE DIRECTOR, PLACE

FOR FURTHER INFORMATION PLEASE CONTACT:

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