

# Public Document Pack



## TRAFFORD COUNCIL

### AGENDA PAPERS FOR PLANNING DEVELOPMENT CONTROL COMMITTEE

Date: Thursday, 8 May 2014

Time: 6.30 pm

Place: Council Chamber, Trafford Town Hall, Talbot Road, Stretford, Manchester  
M32 0TH

#### A G E N D A

#### PART I

#### ITEM

#### 5. URGENT BUSINESS

It is anticipated that the Chairman will allow consideration of the following matter as an item of Urgent Business.

- (a) Application for planning permission 81449/FULL/2013 – McDonalds Restaurants Ltd – Bass Drum, 1235 Chester Road, Stretford

To consider the attached report of the Head of Planning Services.

5(a)

#### **THERESA GRANT**

Chief Executive

#### Membership of the Committee

Councillors Mrs. V. Ward (Chairman), D. Bunting (Vice-Chairman), R. Chilton, T. Fishwick, P. Gratrix, E.H. Malik, P. Myers, D. O'Sullivan, B. Sharp, B. Shaw, 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 **Wednesday 7<sup>th</sup> May 2014** by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

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## **URGENT BUSINESS**

**WARD:** Stretford

**81449/FULL/2013**

**DEPARTURE:** No

**ERECTION OF 2 STOREY BUILDING TO ACCOMMODATE AN A3 (RESTAURANT) AND A5 (HOT FOOD TAKEAWAY) USE AND DRIVE-THROUGH, INCLUDING CUSTOMER ORDER DISPLAY AND CANOPY, ASSOCIATED PARKING, AND LANDSCAPING FOLLOWING DEMOLITION OF EXISTING PUBLIC HOUSE**

Bass Drum, 1235 Chester Road, Stretford, M32 8NB

**APPLICANT:** McDonalds Restaurants Ltd

**AGENT:** Planware Ltd

**RECOMMENDATION: MINDED TO GRANT SUBJECT TO A S106 AGREEMENT IN RELATION TO PLANNING PERMISSION 81449/FULL/2013**

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This application was considered at the meeting on the 10<sup>th</sup> April 2014 where the Committee resolved that it would grant conditional planning permission for the proposed development outlined in the description above. In order to enable both the applicant and the LPA to enter into a legal agreement and enable the collection of financial contributions by the Local Planning Authority in accordance with Policy L8 and SPD1: Planning Obligations as set out in the Observations section of the original report, the recommendation should be amended to minded to grant subject to a Section 106 agreement.

It is therefore recommended that the amended recommendation of minded to grant subject to a S106 agreement is approved by Committee.

**RECOMMENDATION: MINDED TO GRANT SUBJECT TO LEGAL AGREEMENT**

(A) That the application will propose a satisfactory form of development for the site upon completion of an appropriate legal agreement to secure a maximum financial contribution of £3,221.00 split between: £1,193.00 towards Highway and Active Travel Infrastructure; £1,098.00 towards Public Transport Schemes; and £930.00 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme; and

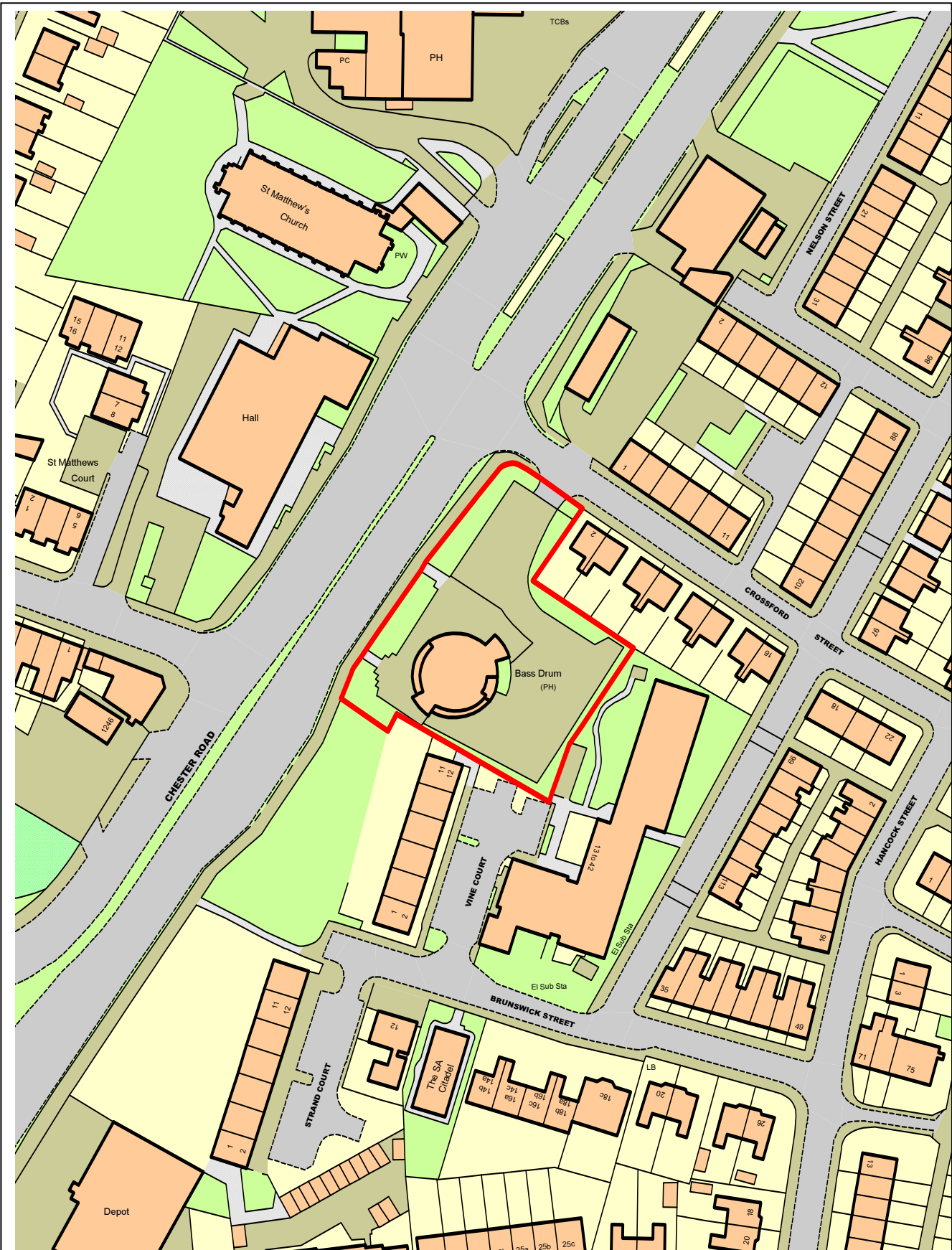
(B) That upon satisfactory completion of the above legal agreement, planning permission be

GRANTED subject to the following conditions: -

1. Standard
2. Comply with submitted drawings
3. Materials to be submitted
4. Details of materials of wall to site frontage, to be provided prior to first use
5. Hard and soft landscaping
6. Bin storage details
7. Tree protection measures
8. Method statement to demonstrate retention of retaining structure on site or how it would be replaced without disrupting existing trees
9. Opening hours – 0600-2300 – 7 days a week
10. No deliveries or waste collection outside of 0900 -1900 on weekends and bank holidays, and every week day between 0700-1900
11. Parking to be made available and retained for that purpose.
12. Extract and odour abatement scheme to be implemented in accordance with the submitted scheme including details of visual appearance.
13. Management plan to be submitted and implemented in accordance with the submitted scheme
14. Submission of details of acoustic fence, including location, and implementation of submitted details
15. Removal of PD rights to allow change to A1 use class
16. Submission of Crime Prevention Plan, and implementation of submitted details.
17. Submission of details of CCTV and implementation of submitted details
18. External lighting scheme to be implemented in strict accordance with the approved scheme
19. Travel Plan
20. Cycle and motorcycle parking
21. Site investigation
22. Drainage scheme to limit surface water run-off
23. Construction Method Statement (to include wheel wash; the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; measures to control the emission of dust and dirt during construction).

RW

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**LOCATION PLAN FOR APPLICATION No: - 81449/FULL/2013**

Scale 1:1250 for identification purposes only.

Head of Planning Services

1<sup>st</sup> Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH

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