

**PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 11<sup>th</sup> April 2013**

**ADDENDUM TO THE AGENDA:**

**ADDITIONAL INFORMATION REPORT (INCLUDING SPEAKERS)**

**1.0 INTRODUCTION**

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

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

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

**REVISED ORDER OF AGENDA (SPEAKERS)**

<b>Part 1 Applications for Planning Permission</b>					
<b>Application</b>	<b>Site Address/Location of Development</b>	<b>Ward</b>	<b>Page</b>	<b>Speakers</b>	
				<b>Against</b>	<b>For</b>
75656	Globe House, Chorlton Road, Old Trafford. M15 4AL	Clifford	1		
79076	66 Moss Lane, Stretford. M32 0AY	Gorse Hill	16		
79462	TMF House, Warwick Road, Old Trafford. M16 0JR	Longford	23		
79478	Former filling station, Woodlands Road/Burlington Road, Altrincham. WA14 1HG	Altrincham	32		
79910	15 Irwin Road, Altrincham. WA14 5JR	Broadheath	43		
79920	36 Sandown Drive, Sale. M33 4PE	St Mary's	51		
79972	2 Denstone Road, Urmston. M41 7DT	Davyhulme East	57		
Agenda Item No. 6					
80012	12-14 Shaws Road, Altrincham. WA14 1QU	Altrincham			
Agenda Item No. 7					
80033	Lime Tree Primary School, Budworth Road, Sale Moor. M33 2UQ	Sale Moor			

<b>Agenda Item No 8.</b>					
<b>80184</b>	<b>Aura House, 77 Dane Road, Sale. M33 7BP</b>	<b>Priory</b>			

**Page 23 79462/O/2012: TMF House, Warwick Road South, Firswood**

**RECOMMENDATION**

Amend (A) as follows:-

- (A) That the application will propose a satisfactory form of development for the site upon completion of an appropriate legal agreement to secure financial contributions, where applicable, towards: Highways and Active Travel infrastructure; Public Transport Schemes; Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme); Spatial Green Infrastructure, Sports and Recreation; and Education Facilities, in accordance with the Council's adopted SPD1: Planning Obligations.

In the circumstances where the Section 106 Agreement has not been completed within 3 months of this resolution, the final determination of the application shall be delegated to the Chief Planning Officer.

Additional Condition:-

Surface Water Drainage condition

**Page 32 79478/FULL/2012: Former filling station, Woodlands Road/Burlington Road, Altrincham**

<b>SPEAKER(S)</b>	<b>AGAINST:</b>	<b>Mrs J Stephens (on behalf of neighbours)</b>
	<b>FOR:</b>	<b>Paul Walton (De Paul Assoc. – agent)</b>

An additional representation has been received from an adjoining property. Tests have been carried out over the years to assess the levels of ground contamination. Reports submitted are commissioned and paid for by the applicant. It is essential that independent confirmation is given that the site is decontaminated to a safe level for the proposed development.

Comments are still awaited from Pollution and Licensing.

**RECOMMENDATION: Minded to Grant Subject to Legal Agreement**

Addition of the following paragraph to (A):-

In the circumstances where the Section 106 Agreement has not been completed within 3 months of this resolution, the final determination of the application shall be delegated to the Chief Planning Officer.





**Agenda Item No 7 80033/FULL/2013: Lime Tree Primary School, Budworth Road, Sale Moor.**

**PROPOSAL**

The applicant has clarified that there are 9 existing classrooms and the nursery and as a result of the proposal there would be 14 operational classrooms and the nursery.

**REPRESENTATIONS**

A further 3 letters have been received. The main concerns raised include:

- A site speed limit should be in place for construction traffic.
- Construction traffic should be supervised and controlled as Gatley Road and Budworth road as used by children and pedestrians.
- Concern about lack of measures to ensure the road safety of pedestrians. Lining and guarding should be introduced and the school should communicate with parents on these road safety issues.

**OBSERVATIONS**

**RESIDENTIAL AMENITY AND HIGHWAY SAFETY**

The construction works would be carried out by Laing O Rourke and a comprehensive traffic management plan would be operated for construction traffic. An additional condition is recommended to require a construction management plan to be submitted, which shall include details of the site compound, wheel washing facilities and traffic management.

The Local Highway Authority are satisfied with the increased car parking provision proposed, however amendments were requested to increase the level of cycle parking provision and to incorporate motorcycle parking. The applicant is currently exploring options to address these issues and an additional condition is therefore recommended to require these details to be resolved prior to commencement.

The Local Highway Authority also requested clarification on the road safety measures proposed following a meeting with the Council's Road Safety Manager. An additional condition is therefore recommended to require full details of the proposed road safety improvement measures to be agreed prior to commencement, which shall be implemented prior to the first occupation of the development.

**RECOMMENDATION: GRANT- subject to conditions set out in report with:**

Condition 9 amended to:

9. Notwithstanding submitted details, revised site layout to be submitted to include additional cycle and motorcycle parking

And the following additional conditions:-

20. Construction management plan, including details of site compound, wheel washing facilities and traffic management
21. Notwithstanding the submitted parking layout, revised layout to be submitted and approved to include additional cycle and motorcycle parking

22. Road safety improvement scheme

**Agenda Item No 8 80184/VAR/2013: Aura House, 77 Dane Road, Sale.**

**OBSERVATIONS**

The applicant has submitted amended floor plans which correspond with the submitted elevations and how the dwellings have been erected on site. The footprint of each is slightly altered from the figures reported in the main report to committee.

Block A will have a footprint of approximately 10.2m x 18.2m and Block B 10.1m x 31.8m

**HELEN JONES  
CORPORATE DIRECTOR  
ECONOMIC GROWTH & PROSPERITY**

**FOR FURTHER INFORMATION PLEASE CONTACT:  
Kieran Howarth, Chief Planning Officer  
Planning Department, P O Box No 96, Waterside House, Sale Waterside,  
Sale, M33 7ZF  
Telephone 0161 912 4230**