

**PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 14<sup>th</sup> November 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>
<b>36301</b>	<b>Former National Grid LNG site, Heath Farm Lane, Partington</b>	<b>Bucklow St Martins</b>	<b>1</b>		
<b>81180</b>	<b>Site Office, ITV Studios, Trafford Wharf Road, Trafford Park, Manchester, M17 1FZ</b>	<b>Gorse Hill</b>	<b>6</b>		
<b>81212</b>	<b>Land at Deansgate Lane and Canal Road, Timperley</b>	<b>Broadheath</b>	<b>13</b>		
<b>81313</b>	<b>The Grange, Grange Avenue, Timperley, WA15 6DS</b>	<b>Village</b>	<b>24</b>		
<b>81403</b>	<b>Land adjacent to Barton Square, Phoenix Way, Davyhulme, M17 8AS</b>	<b>Davyhulme East</b>	<b>36</b>		
<b>81408</b>	<b>Lower Market Place, Central Way, Altrincham</b>	<b>Altrincham</b>	<b>44</b>		
<b>81536</b>	<b>Lower Market Place, Central Way, Altrincham</b>	<b>Altrincham</b>	<b>49</b>		
<b>81563</b>	<b>Market House, Market Street/Greenwood Street, Altrincham, WA14 1SA</b>	<b>Altrincham</b>	<b>58</b>		
<b>81564</b>	<b>Market House, Market Street/Greenwood Street, Altrincham, WA14 1SA</b>	<b>Altrincham</b>	<b>69</b>		

81425	Enderley, 12 Langham Road, Bowdon, WA14 2HU	Bowdon	81		
81434	Enderley, 12 Langham Road, Bowdon, WA14 2HU	Bowdon	91		
81554	Magnolia Court, Magnolia Close, Sale, M33 5LG	Bucklow St Martins	101		
Agenda Item No. 5					
81411	Risol House, Mercury Park, Mercury Way, Trafford Park, M41 7RR	Davyhulme East			

**Page 1 H/HSD/36301: Former National Grid LNG site, Heath Farm Lane, Partington**

The recommendation currently refers to the “Natural Grid LNG site”. The recommendation should read as follows: -

**RECOMMENDATION:**

That an Order, under Section 14 of the Hazardous Substances Act 1990, revoking Hazardous Substances Consent H/HSD/36301, to revoke consent for the storage of LPG, natural gas and liquid natural gas at the National Grid LNG site, be prepared by the Head of Legal Services and submitted to the Secretary of State for confirmation.

**Page 13 81212/FULL/2013: Land at Deansgate Lane and Canal Road, Timperley**

<b>SPEAKER(S)</b>	<b>AGAINST:</b>	<b>Mr Battman (Neighbour)</b>
	<b>FOR:</b>	<b>Mr J Suckley (Agent)</b>

**OBSERVATIONS:**

Paragraphs 23 and 24 – Delete and replace with the following:

“The LHA has undertaken work in the past to improve Canal Road with short term and long term improvements. The redevelopment of this site has provided an opportunity to make some of the long term improvements to Canal Road possible. The proposals include a footway around the extents of the site and the design allows for a possible future road widening scheme to be implemented. The applicants will be providing the footpath and then making good and grassing over the remaining highways land to be transferred to Trafford in a safe and adequate form. The Council will then be responsible for bringing forward the remaining road works as part of the long term improvement plans as and when appropriate. The Viability Report submitted in connection with the application has

taken into account the value of this land which is to be deducted from the S106 contribution requirement.

A Section 278 agreement should be put in place to arrange for the delivery of the footway installation and agreed with Trafford Councils Highways Department.”

**RECOMMENDATION:**

Amend to include the following:

- (A) 1. The appropriate legal agreement to include the provision of 4 no. affordable housing units on site.
- (B) In the circumstances where the S106 Agreement has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Head of Planning.
- (C) Insert (B) from original report here – suggested conditions and reasons.

The following additional conditions are also recommended:

- 10. No development shall take place until a scheme of sound insulation, acoustic glazing and mechanical ventilation has been submitted to and approved in writing by the Local Planning Authority;  
The scheme shall follow the recommendations included within the AEC Noise Assessment, AEC REPORT: P2756/R1A/PJK;  
The scheme shall provide detailed calculations which demonstrate that the noise criteria, contained within AEC REPORT: P2756/R1A/PJK are to be obtained at each property of the development;  
A completion report shall be provided which confirms the noise mitigation measures which have been installed and at which properties;

11. Wheel washing;

12. Permeable paving;

**Page 24 81313/FULL/2013:**

**The Grange, Grange Avenue, Timperley**

**OBSERVATIONS:**

Additional drawings regarding tree protection and landscaping have been submitted since the report was prepared. It is considered that the replacement of trees which are to be removed along the northern and southern boundaries of the site is acceptable as is the other hard and soft landscaping proposed.

Details of materials have also been submitted and these reflect those used on Phase 1 of the development in Grange Ave and are considered acceptable.

**RECOMMENDATION:**

Add the following:

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 Head of Planning.

**CONDITIONS:**

Add condition regarding wheel washing

Add condition regarding the provision and retention of bin storage area

After further consideration it is considered not reasonable to remove permitted development rights. Delete condition 5 (P.D. Rights)

**Page 36 81403/FULL/2013: Land Adjacent to Barton Square, Phoenix Way, Davyhulme**

**SPEAKER(S)**

**AGAINST:**

**FOR:**

**Graham Stock  
(Agent)**

**Page 58 81563/FULL/2013: Market House, Market Street/Greenwood Street, Altrincham**

**PROPOSALS:**

The agent for the application has submitted additional information and plans pertaining to the following:-

- Further to the Structural Engineers advice the plans for the new canopy now indicate 6 columns (as opposed to 4 on the plans originally submitted) lined up with the Market House pilasters – this is to reduce the spans/depth and impact of the canopy’s structure – to keep it as thin and minimal as possible.
- Sections now show a timber guardrail to the storage shelf.
- A masonry repair specification has been submitted
- Written confirmation provided that the stall signage would be in a traditional hand painted style – (font and colours to be agreed)
- Written confirmation that the intention is now is to retain and take the external boards off the existing basement toilet windows and fit them with shatterproof obscure glass rather than replace with glass blocks. It is not proposed to re plaster or fit new damp proof courses in the basement toilets as previously indicated.

## **CONSULTATIONS:**

**GM Archaeology** - This proposal affects the Grade II listed Victorian Market Hall and is generally sympathetic to the original fabric of the market building. There is no historic building survey accompanying the application, and the Design and Access statement makes only a very short reference to heritage impact. The Market Hall is a historic site and the story of the market building is well worth understanding and disseminating. Whilst GMAAS accept that there will be limited impact on the existing structure, there should nonetheless be a historic building survey to record the building prior to the scheme commencing, for archive and research purposes. The study may require an archaeological watching brief targeted on recording parts of the structure which will only be revealed once the refurbishment works commence. Historical research should pull together map evidence, old photographs, and descriptions to give an account of the historical development of the site, its main historic events and architectural character. The results of the study will be presented in report form and copies lodged with Trafford Local Studies Library and the Greater Manchester Historic Environment Record. The story of the Market Hall and an understanding of its architecture and significance should be presented to the local community in the form of an information board placed on the wall of the structure in a publicly accessible place.

GMAAS recommend the following wording to secure the implementation of the programme of archaeological work.

*'No development shall take place until the applicant or their agents or their successors in title have secured the implementation of a programme of archaeological works. The programme is to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The development shall not be occupied until the programme has been completed in accordance with the approved WSI. The WSI shall cover the following:*

*1. A phased programme and methodology of site investigation and recording to include:*

- detailed historical research*
- a historic building survey (English Heritage Level 2/3)*
- a targeted archaeological watching brief*

*2. A programme for post investigation assessment to include:*

- analysis of the site investigation records*
- production of a final report.*

*3. Dissemination of the results through an information board to be placed in a publicly accessible place on site.*

*4. Provision for archive deposition of the report and records of the site investigation.*

*5. Nomination of a competent person or persons/organisation to undertake the programme set-out within the approved WSI.*

*Reason: To record the market hall for archive and research purposes prior to and during refurbishment, and to commemorate the hall's history and architecture*

The programme of work should be undertaken by a suitably qualified archaeological contractor, funded by the applicant. GMAAS will monitor the implementation of the programme of work on behalf of Trafford MBC and will expect to be consulted on the contents of the WSI.

### **OBSERVATIONS:**

The proposed change to the external glazed canopy relates to an additional 2 columns (6 as opposed to 4 on the plans as originally submitted) and this change is the result of Structural Engineers advice. The columns would be lined up with the Market House pilasters and although there would be 2 more columns they would be slimmer in proportion and on this basis it is considered that this change is acceptable.

The remaining new information submitted relates largely to internal alterations which are dealt with in the Additional Information Report for the Listed Building Consent application (81564/LB/2013)

### **RECOMMENDATION:**

It is recommended that an additional condition is attached to the planning application in relation to the archaeological work as requested by GMAAS.

7. Archaeological written scheme of investigation.

**Page 69 81564/LB/2013: Market House, Market Street/Greenwood Street, Altrincham**

### **PROPOSALS:**

The agent for the application has submitted additional information and plans pertaining to the following:-

- Further to the Structural Engineers advice the plans for the new canopy now indicate 6 columns (as opposed to 4 on the plans originally submitted) lined up with the Market House pilasters – this is to reduce the spans/depth and impact of the canopy's structure – to keep it as thin and minimal as possible.
- Sections now show a timber guardrail to the storage shelf.
- A masonry repair specification has been submitted
- Written confirmation provided that the stall signage would be in a traditional hand painted style – (font and colours to be agreed)
- Written confirmation that the intention is now is to retain and take the external boards off the existing basement toilet windows and fit them with shatterproof

obscure glass rather than replace with glass blocks. It is not proposed to re plaster or fit new damp proof courses in the basement toilets as previously indicated.

### **CONSULTATIONS:**

**GM Archaeology** - This proposal affects the Grade II listed Victorian Market Hall and is generally sympathetic to the original fabric of the market building. There is no historic building survey accompanying the application, and the Design and Access statement makes only a very short reference to heritage impact. The Market Hall is a historic site and the story of the market building is well worth understanding and disseminating. Whilst GMAAS accept that there will be limited impact on the existing structure, there should nonetheless be a historic building survey to record the building prior to the scheme commencing, for archive and research purposes. The study may require an archaeological watching brief targeted on recording parts of the structure which will only be revealed once the refurbishment works commence. Historical research should pull together map evidence, old photographs, and descriptions to give an account of the historical development of the site, its main historic events and architectural character. The results of the study will be presented in report form and copies lodged with Trafford Local Studies Library and the Greater Manchester Historic Environment Record. The story of the Market Hall and an understanding of its architecture and significance should be presented to the local community in the form of an information board placed on the wall of the structure in a publicly accessible place.

GMAAS recommend the following wording to secure the implementation of the programme of archaeological work.

*'No development shall take place until the applicant or their agents or their successors in title have secured the implementation of a programme of archaeological works. The programme is to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The development shall not be occupied until the programme has been completed in accordance with the approved WSI. The WSI shall cover the following:*

*1. A phased programme and methodology of site investigation and recording to include:*

- detailed historical research*
- a historic building survey (English Heritage Level 2/3)*
- a targeted archaeological watching brief*

*2. A programme for post investigation assessment to include:*

- analysis of the site investigation records*
- production of a final report.*

*3. Dissemination of the results through an information board to be placed in a publicly accessible place on site.*

*4. Provision for archive deposition of the report and records of the site investigation.*

*5. Nomination of a competent person or persons/organisation to undertake the programme set-out within the approved WSI.*

*Reason: To record the market hall for archive and research purposes prior to and during refurbishment, and to commemorate the hall's history and architecture*

The programme of work should be undertaken by a suitably qualified archaeological contractor, funded by the applicant. GMAAS will monitor the implementation of the programme of work on behalf of Trafford MBC and will expect to be consulted on the contents of the WSI.

### **OBSERVATIONS:**

The proposed change to the external glazed canopy relates to an additional 2 columns (6 as opposed to 4 on the plans as originally submitted) and this change is the result of Structural Engineers advice. The columns would be lined up with the Market House pilasters and although there would be 2 more columns they would be slimmer in proportion and on this basis it is considered that this change is acceptable.

Additional information has also been submitted by the agent relating to further internal alterations. These works are as follows;

A section has been provided indicating a timber guardrail to the storage shelf. This is to provide adequate protection at first floor level. It was considered that the guardrail should be constructed in timber to compliment the associated balustrade and stalls below.

A masonry repair specification has been submitted. This was required to understand the scope of works and the methods proposed for repair.

Written confirmation provided that the stall signage would be in a traditional hand painted style – (font and colours to be agreed by way of a condition to ensure a consistent approach will be taken to the proposed design).

Written confirmation that the intention is now is to retain and take the external boards off the existing basement toilet windows and fit them with shatterproof obscure glass rather than replace with glass blocks. It is not proposed to re plaster or fit new damp proof courses in the basement toilets as previously indicated on the submitted plans.

These amendments are considered to be acceptable.

### **RECOMMENDATION:**

It is recommended that an additional condition is attached to the listed building consent application in relation to the archaeological work as requested by GMAAS.

11. Archaeological written scheme of investigation.



**Page 81 81425/HHA/2013: Enderley, 12 Langham Road, Bowdon**

**SPEAKER(S)      AGAINST:**  
  
**FOR:                      Stuart Vendy  
   (Agent)**

**Page 91 81434/CAC/2013: Enderley, 12 Langham Road, Bowdon**

**SPEAKER(S)      AGAINST:**  
  
**FOR:                      Stuart Vendy  
   (Agent)**

**Page 101 81554/FULL/2013:                      Magnolia Court, Magnolia Close, Sale**

**CONSULTATIONS:**

A consultation response has been received from Electricity North West. They advise that there are Electricity North West 400 volt cables within the boundary of the development site and 6600 volt cables in the public footpath adjacent to the site boundary and if any diversion is necessary the cost would normally be borne by the applicant. The development is also adjacent to or affecting Electricity North West operational land or electricity distribution assets and the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements.

**OBSERVATIONS:**

The applicant has been advised of the concerns raised by Electricity North West.

**CONDITIONS:**

An additional condition regarding wheel washing to be added

**Agenda Item No. 5 81411/FULL/2013: Risol House, Mercury Park, Mercury Way, Trafford Park**

**SPEAKER(S)      AGAINST:**  
  
**FOR:                      Elizabeth McFadyean  
   (Agent)**

**APPLICANTS SUBMISSION:**

The proposals provide an opportunity to ensure local jobs are retained within the borough and represent a significant opportunity for further economic investment.

The proposals also seek to support Regattas aspirations for growth and as a result create the opportunity to provide significant employment opportunities in the longer term. It would facilitate the permanent retention of the Regatta Group within Trafford thereby ensuring that these employment opportunities are long term stable jobs for the local community.

Regatta currently employs equivalent 240 full time staff, the proposal would result in 357 equivalent full time staff.

### **CONSULTATIONS:**

**Local Highway Authority** - To meet the Councils car parking standards 285 car parking spaces should be provided. The proposals include a car park with 236 car parking spaces, 11 disabled parking spaces, a total of 248 car parking spaces. The LHA has noted an additional 108 car parking spaces accessed directly from Mercury Way and understands that this is also available for users of the site.

To meet the Councils motorcycle parking standard 12 spaces are required. The proposals include 12 spaces provided in two defined locations. Lockable motorcycle parking points will be required in order to be acceptable on highways grounds which should be conditioned as part of any approval.

To meet the Councils cycle parking standard 28 spaces are required. The proposals include 30 spaces provided in an open sided covered cycle store. The LHA sees this type of parking as acceptable for short stay but not long stay, there needs to be a secure lockable facility and it should be located in a well overlooked location for staff use as long stay parking. The LHA requests a condition

The car parks proposed are acceptable in principle, however the spacing of the car park accessed via the ramp is not acceptable as the dimensions of the aisle widths and spaces fall short of the Councils standards. Therefore the applicant will potentially have to lose 14 of the car parking spaces proposed. Bearing in mind the loss of 14 car parking spaces off the proposed 248 car parking spaces, this results in 234 car parking spaces in addition to the existing 108 car parking spaces, therefore an overall parking provision of 342 spaces within the site which is in excess of the Councils car parking standard. There are no objections on parking grounds to the proposals.

A designated area has been laid out for servicing which provides approximately 10m length bay within the site, the submitted TA has stated that the maximum size of vehicle that will service the site will be a 10m refuse vehicle. Whilst it is felt that this will struggle to fit into the delivery bay within the site, it is considered that this will not impact on the public highway and therefore this is acceptable on highways grounds.

The LHA welcomes the direct access point from Bridgewater Canal for cyclists and pedestrians, it is also noted that a pedestrian path is in place from Mercury

Way although this becomes very narrow to just 1m at one point, an improvement to this would encourage sustainable travel.

The applicant must also ensure that adequate drainage facilities or permeable surfacing is used on the area of hard standing to ensure that localised flooding does not result from these proposals.

**DEVELOPER CONTRIBUTIONS:**

Having considered the Specific Green Infrastructure contribution as originally reported on the officers report of £38,130.00; it is considered that this element of contribution should be calculated on net new floor area created rather than the floor area relating to the change of use. This results in a contribution of £6,820.00 required towards Specific Green Infrastructure.

**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 £37,572.00 split between: £6,369.00 towards Highway and Active Travel infrastructure; £24,383.00 towards Public Transport Schemes and £6,820.00 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme);

Condition 12 - Revised car-parking plan, including spaces allocated from the Elby warehouse car-park and ensuring parking spaces meet Council standards.

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

**FOR FURTHER INFORMATION PLEASE CONTACT:**

**Rob Haslam, Head of Planning  
Planning Department, P O Box No 96, Waterside House, Sale Waterside,  
Sale, M33 7ZF  
Telephone 0161 912 3149**