

AGENDA ITEM 5

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 18th June 2020

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
98898	Urmston Cricket and Lawn Tennis Club, Moorside Road, Urmston, M41 5UU	Urmston	1		✓
99565	Land to the West of Seymour Grove, Old Trafford, M16 0NB	Longford	13	✓ Cllr Jarman	
99954	10 Pinewood, Bowdon, WA14 3JQ	Bowdon	20	✓ Cllr Anstee	✓
100053	40 Ambleside Road, Flixton, M41 6PH	Flixton	44		
100102	132 Stockport Road, Timperley, WA15 7SR	Village	53		
100200	33 Urmston Lane, Stretford, M32 9BG	Stretford	62		
100206	Sale West Estate bounded by Firs Way, Cherry Lane, Woodhouse Lane and Manor Avenue, Sale	St Marys	70	✓	✓
100256	8 Dulwich Close, Sale, M33 4ZP	St Marys	133		

100409	46 Thelwall Road, Sale, M33 2RS	Sale Moor	142		
100480	11 Grange Road, Sale, M33 6RZ	Ashton on Mersey	150		

Page 1 98898/FUL/19: Urmston Cricket and Lawn Tennis Club, Moorside Road, Urmston, M41 5UU

SPEAKER(S)

AGAINST:

FOR:

**Mr Andrew Butterfield
(Agent)**

Page 13 99565/FUL/19: Land to the West of Seymour Grove, Old Trafford, M16 0NB

SPEAKER(S)

AGAINST:

**Mr Laurence Green
(Neighbour)
Councillor David Jarman**

FOR:

Page 20 99954/FUL/20: 10 Pinewood, Bowdon, WA14 3JQ

SPEAKER(S)

AGAINST:

**Mr Andrew Morton
(Neighbour)
Councillor Sean Anstee**

FOR:

**Mr Tom Flanagan
(Agent)**

APPLICANT SUBMISSION OF AMENDED PLANS

The applicant has forwarded amended plans which correctly reflect the proposed internal boundary fencing running between the proposed dwellings' gable elevations.

The plans condition No.2 shall be amended to account for the amended plans.

ADDITIONAL OBSERVATION

It is noted that the published Committee Report does not differentiate between the two proposed dwellings. For clarity proposed Dwelling A would occupy the south-west of the current plot and proposed Dwelling B would occupy the north-east of the current plot.

It is noted that the published Committee Report does not explicitly assess the privacy impact of the proposed side (north-east gable elevation for Dwelling A and south-west gable elevation for Dwelling B) facing ground and first floor windows to be introduced by the proposed dwellings; such windows facing the adjacent gable elevation of the other proposed property at a distance of 4m, and facing the proposed common boundary at a distance of 2m. Several of the proposed windows would directly face windows in the neighbouring proposed dwelling.

None of these windows would be principal outlooks for habitable rooms with the first floor outlooks including en-suite bathroom windows.

Views from the side facing ground floor windows would be acceptably screened by the proposed 1.9m high common boundary fence.

Those at first floor would be subject to an obscure glazing condition to ensure an acceptable privacy impact.

The proposed windows would result in an acceptable privacy/overlooking impact with reference to Core Strategy Policy L7, the New Residential Development SPG and the NPPF.

RECOMMENDATION

The recommendation is unchanged with the proposed plans condition No. 2 amended to reflect the amended plans received 16 June 2020 and the obscure glazing condition No. 7 amended to account for the matters noted in the Additional Observation Section above:

Condition 2 Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [LP1906_3] 006 B, 007 B, 201 J, 202 J, 203 I, 205 F, 206 F, 207 F, 310 C, 400 F, 402 E, received 1 June 2020; 200 J, 300 K, 301 K, and 303 G, received 5 June 2020; 401 G and 403 E, received 8 June 2020; 204 H and 302 G, received 9 June 2020; and 002 J, 004 I, 005 D and 008 C, received 16 June 2020.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 7 Obscure Glazing

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) upon first installation the first floor rear facing windows in each dwelling's two storey side element, together with the first floor side facing windows in the north-east gable elevation for Dwelling A and the south-west gable elevation for Dwelling B, shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

REPRESENTATIONS

The occupier of the neighbouring property, 35 Urmston Lane, has submitted a further representation supporting the application;

'We are happy with the revised plans and happy for a comment to be made and read out as below;

"We, the residents of number 35 Urmston Lane, are happy with the extension plans as now proposed."

This withdraws their previous objection as detailed within the officer report.

RECOMMENDATION

The recommendation remains unchanged.

Page 70 100206/HYB/20: Sale West Estate bounded by Firs Way, Cherry Lane, Woodhouse Lane and Manor Avenue, Sale

SPEAKER(S) AGAINST: Ms Caitlin Phillips

FOR: Ms Rhian Stratton

CONSULTATIONS

Trafford Council Housing Strategy – Have requested that the affordable housing conditions (Condition 4 for the Full element of the application and Condition 28 of the Outline element of the application) are update to make reference to the nomination require to have a local connection to Trafford, the conditions have been redrafted accordingly and listed below.

Greater Manchester Fire Authority – No objection, informative to be included advising of Fire Service requirements for:- minimum distance for fire appliances to access dwellings; carriageway dimensions for fire appliances and location of fire hydrants. The Fire Service also supports the installation of domestic sprinkler systems.

OBSERVATIONS

Amended plans have been received which detail a number of minor alterations to the proposed house types. These changes include rationalising the fenestration. The amendments have also sought to remove large expanses of blank elevations on particular house types. This has resulted in a number of secondary widows to bedrooms being provided in order to provide appropriate articulation and detail. These secondary windows would be conditioned to be obscured glazed in order to prevent any undue overlooking and would be located at Plot A2.1 and Plot B1.1 and are listed in the obscured glazing condition (Condition 15 as amended below).

Updated landscaping plans have been received which detail a number of changes to certain plot boundary treatments, including extended areas of brick walls in lieu of timber fencing and increase in some sections of boundary fencing up to 2.1m in height to reflect advice from Greater Manchester Police with regards security. The changes proposed are generally acceptable, however a condition has been included for an updated landscaping scheme to be submitted which will also include final details of all boundary treatments to be agreed. The second page of the officers report, second paragraph should read Epsom Avenue not Epsom Road.

Paragraph 32 second bullet point – To clarify this area is within the southern part of the site (Haydock Avenue and Lingfield Avenue) but the proposed landscaping improvements will form part of later phase(s) of the development subject to the outline permission.

HIGHWAYS IMPACTS, PARKING AND SERVICING

The applicant has provided a supporting statement to clarify a number of points raised by the LHA in relation to:-

- Technical dimensions of the spine road (Epsom Avenue/Hurst Avenue link);
- Traffic calming features;
- Driveway insets (budget restrictions prevent their removal);
- Parking (reiterating that sufficient capacity in the estate and accessible parking to be provided at the Community Centre as part of later phases)
- Adoption & Stopping Up, confirmation that discussions are still ongoing between Irwell Valley Homes and Trafford Highways.
- Footway locations – The parking areas have been designed to minimise footway crossovers and therefore vehicle and pedestrian interaction and these works will continue to be reviewed with Trafford Highways as part of the S278 process.
- Surface materials –Buff coloured surfacing material to highways has been removed and alternatives to concrete block permeable paving are being considered along sections of the adopted highway.
- A road safety audit (Stage ½ combined audit) will be commissioned and submitted to Trafford Highways as part of the S278 process.

The LHA have no objection in principle to the proposal on highway grounds but have raised concerns over the proposed carriageway widths; traffic calming measures and surface materials; vehicle access insets and location of some paths adjacent to parking areas and adoption of footpaths/access roads. The applicant has indicated that they intend to address these issues as part of the S278 application process. The LHA have suggested a number of highway related conditions that are detailed within the officers report to committee some of which also seek to address some of these concerns.

FLOODING AND DRAINAGE

The applicant has provided additional information with regards the drainage strategy for the site. This includes an updated Flood Risk Assessment and drainage calculations along with clarification on a number of technical matters.

The LLFA have considered the additional information and have raised no objections to the proposed surface water drainage strategy subject to the inclusion of a number of conditions relating to the feasibility of incorporating infiltration as a means of surface water discharge and details of a scheme for the management and maintenance of the surface water drainage. The LLFA have also requested that the applicant undertake an assessment for later phases of potential connections to nearby watercourses in United Utilities ownership.

The LLFA have also reiterated their objection to the proposal in relation to there being no agreement in place with regards adoption of areas identified for attenuation. Whilst this concern is noted, the issue of adoption of areas for surface water attenuation, in this case car parking courts, proposed swale and storage tanks does not prevent the determination of the planning application by the Local Planning Authority and is a matter to be agreed outside of the planning process between Irwell Valley Homes and Trafford Council. A condition requiring details of the management and maintenance of the sustainable urban drainages is recommended.

United Utilities have now considered the additional drainage information submitted by the applicant and have accepted the principle of the strategy for Phase 1 of the development.

TREES, LANDSCAPING AND OPEN SPACE

The applicant has provided an updated Arboricultural Method Statement (AIS) and Arboricultural Impact Assessment (AIA) to ensure that appropriate tree protection measures are in place for two trees (T175 and T176) as requested by the Councils Arboriculturist. The tree protection condition has been amended to take account of the updated AIS and AIA (Condition 12 as amended).

RECOMMENDATION

Amended wording of proposed conditions:-

Condition 1 - The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans:

- Dwg No:11284-AEW-XX-XX-DR-A-0501 Rev.P5 Location Plan
- Dwg No:11284-AEW-XX-XX-DR-A-0502 Rev.P5 Existing Site Plan
- Dwg No:11284-AEW-XX-XX-DR-A-0504 Rev.P10 Parameters Plan
- Dwg No:11284-AEW-XX-XX-DR-A-0505 Rev.P11 Detailed Phase 1 Plan
- Dwg No:11284-AEW-XX-XX-DR-A-0507 Rev.P6 Street Elevations – Proposed
- Dwg No:11284-AEW-XX-XX-DR-A-0511 Rev.P4 Car Parking Plan – Proposed
- Dwg No:11284-AEW-XX-XX-DR-A-0512 Rev.P5 Waste Management Plan
- Dwg No:11284-AEW-A-XX-DR-A-0550 Rev.P3 House Type A
- Dwg No:11284-AEW-B-XX-DR-A-0551 Rev.P3 House Type B
- Dwg No:11284-AEW-C-XX-DR-A-0552 Rev.P3 House Type C
- Dwg No:11284-AEW-D-XX-DR-A-0553 Rev.P3 House Type D

- Dwg No:11284-AEW-E-XX-DR-A-0554 Rev.P5 House Type E
- Dwg No:11284-AEW-F-XX-DR-A-0555 Rev.P5 House Type F
- Dwg No:11284-AEW-G-XX-DR-A-0556 Rev.P4 House Type G
- Dwg No:11284-AEW-H-XX-DR-A-0557 Rev.P5 House Type H
- Dwg No:11284-AEW-J-XX-DR-A-0558 Rev.P5 House Type J
- Dwg No:11284-AEW-K-XX-DR-A-0559 Rev.P4 House Type K
- Dwg No:11284-AEW-LM-XX-DR-A-0560 Rev.P3 House Type L & House Type M
- Dwg No:1987-EXA-00-XX-DR-L-101 Rev.P2 – Landscape General Arrangement Sheet 02
- Dwg No:1987-EXA-A-00-XX-DR-L-102 Rev.P2 – Landscape General Arrangement Sheet 03
- Dwg No:1987-EXA-01-XX-DR-L-110 Rev.P2 – Phase 1 Landscape General Arrangement Sheet 01
- Dwg No:1987-EXA-01-XX-DR-L-111 Rev.P2 – Phase 1 Landscape General Arrangement Sheet 02
- Dwg No:1987-EXA-01-XX-DR-L-112 Rev.P2 – Phase 1 Landscape General Arrangement Sheet 03
- Dwg No:1987-EXA-01-XX-DR-L-113 Rev.P2 – Phase 1 Landscape General Arrangement Sheet 04
- Dwg No:1987-EXA-01-XX-DR-L-210 Rev.P2 – Phase 1 Planting Schedule
- Dwg No:1987-EXA-01-XX-DR-L-211 Rev.P2 – Phase 1 Softworks Plan Sheet 01
- Dwg No:1987-EXA-01-XX-DR-L-212 Rev.P2 – Phase 1 Softworks Plan Sheet 02
- Dwg No:1987-EXA-01-XX-DR-L-213 Rev.P2 – Phase 1 Softworks Plan Sheet 03
- Dwg No:1987-EXA-00-XX-DR-L-600 Rev.P2 – Hard Landscapes Details – Surfaces
- Dwg No:1987-EXA-00-XX-DR-L-601 Rev.P2 – Hard Landscape Details – Kerbs and Edgings
- Dwg No:1987-EXA-00-XX-DR-L-602 Rev.P2 – Hard Landscape Details – Furniture and Equipment
- Dwg No:1987-EXA-00-XX-DR-L-603 Rev.P2 – Hard Landscape Details – Boundaries
- Dwg No:1987-EXA-00-XX-DR-L-604 Rev.P2 Bin Stores
- Dwg No:1987-EXA-00-XX-DR-L-700 Rev.P2 – Soft Landscape Details Tree Pit
- Dwg No:1987-EXA-00-XX-DR-L-701 Rev.P2 – Soft Landscape Details Planting

Reason: To clarify the permission, having regard to Policies L3 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 4 - The seventy nine residential units (Phase 1) hereby approved shall only be used for the purposes of providing affordable housing for social rent (as defined by the NPPF Annex 2, or any subsequent amendment thereof) to be occupied by households or individuals who have a local connection to Trafford and are in housing need and shall not be offered for sale or rent on the open

market. Provided that this planning condition shall not apply to the part of the property over which:- (i). a tenant has exercised the right to acquire, right to buy or any similar statutory provision and for the avoidance of doubt once such right to acquire or right to buy has been exercised, the proprietor of the property, mortgagee and subsequent proprietors and their mortgagees shall be permitted to sell or rent the property on the open market;

Reason: To comply with Policies L1, L2 and L8 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 1: Planning Obligations and the National Planning Policy Framework.

Condition 5 - Notwithstanding any description of materials in the application, no above-ground construction works shall take place until samples and full specifications of all materials to be used externally on all part of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The specifications shall include:

- i) The type, colour and texture of the materials;
- ii) Samples shall be provided to include constructed panels of:-
 - a) All proposed brickwork illustrating the type of joint, the type of bonding and the colour of the mortar to be used; and
 - b) Cladding panels

These panels are to be available on site for inspection. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy and the requirements of the National Planning Policy Framework.

Condition 9 - Prior to the closure of any alleyways and footpaths within the Phase 1 area, a scheme detailing the measures and timetable for such closures shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter retained.

Reason: In the interests of amenity and highway safety having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 12 - No development or works of site preparation in relation to Phase 1 shall take place until all trees that are to be retained within or adjacent to the site as identified on Drawing Ref: 19/AIA/Trafford/14 02 Rev.C 'Arboricultural Impact Assessment Plan' and the Arboricultural Method Statement Sale West Estate – Phase 1 dated June 2020 by Tree Solutions Arboricultural Consultants have been protected in accordance with the tree protection measures set out in the method statement. The protection measures shall be retained throughout the period of construction and no activity prohibited by the method statement shall take place within the exclusion zones / root protection areas identified on Drawing Ref: 19/AIA/Trafford/14 03 Rev.C 'Tree Protection Plan'.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework. The fencing is required prior to development taking place on site as any works undertaken beforehand, including preliminary works, can damage the trees.

Condition 14 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), with regards to the 79 new homes in Phase 1 of the development only:

- (i) no extensions shall be carried out to the dwellings
- (ii) no outbuildings (including garages or carports) shall be erected within the curtilage of the dwellings
- (i) no vehicle standing space or other areas of hardstanding shall be provided within the curtilage of the dwellings
- (iv) no buildings, gates, wall fences or other structures shall be erected within the curtilage of the dwellings
- (v) no means of access shall be constructed to the curtilage of the dwellings
- (vi) no windows or dormer windows shall be added to the dwellings
- (vii) no balconies (including Juliet balconies) shall be added to the dwellings

other than those expressly authorised by this permission, unless planning permission for such development has been granted by the Local Planning Authority.

Reason: To protect the residential and visual amenities of the area, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 15 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) upon first installation:

- All first and second floor bathroom and en-suite windows in all 79 dwellinghouses within the 'full' component of the development;
- The first and second floor bedroom windows on the north facing elevation to Plot A2.1;
- The first floor bedroom window on the north facing elevation of plot A2.2 (as annotated on Drawing No:11284-AEW-LM-XX-DR-A-0560 Rev.P3);
- The first floor bedroom window on the west facing elevation to Plot B1.1;
- The second floor west facing bedroom window to Plot B2.10;
- The first floor north facing stairwell window to Plot IC1-IC2; and
- The first floor east facing kitchen/dining room windows (two windows) and the north facing stairwell window to Plot IC.3-IC.4; and
- All windows as annotated as being obscured glazed on the approved drawings.

shall be fitted with textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 25 - The reserved matters shall comply with the development parameters outlined on the following drawings:-

- Dwg No:11284-AEW-XX-XX-DR-A-0501 Rev.P5 Location Plan
- Dwg No:11284-AEW-XX-XX-DR-A-0502 Rev.P5 Existing Site Plan
- Dwg No:11284-AEW-XX-XX-DR-A-0504 Rev.P10 Parameters Plan
- Dwg No:11284-AEW-XX-XX-DR-A-0511 Rev.P4 Car Parking Plan – Proposed

Reason: To clarify the permission and ensure the reserved matters for the development are consistent with the details approved at outline stage, having regard to Policies L2, L3, L7, R2, R3 and other relevant policies of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 28 - A minimum of 10% of the residential units in the outline phases of the development hereby approved shall be delivered for the purposes of providing affordable housing (as defined by the NPPF Annex 2, or any subsequent amendment thereof) or special needs housing accommodation to be occupied by households or individuals who have a local connection to Trafford and are in housing need and shall not be offered for sale or rent on the open market. Provided that this planning condition shall not apply to the part of the property over which:- (i). a tenant has exercised the right to acquire, right to buy or any similar statutory provision and for the avoidance of doubt once such right to acquire or right to buy has been exercised, the proprietor of the property, mortgagee and subsequent proprietors and their mortgagees shall be permitted to sell or rent the property on the open market; (ii). a leaseholder of a shared ownership property has staircased to 100% and for the avoidance of doubt once such staircasing has taken place the proprietor of the property, mortgagee and subsequent proprietors and their mortgagees shall be permitted to sell or rent the property on the open market.

Reason: To clarify the permission and to comply with Policies L1, L2 and L8 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 1: Planning Obligations and the National Planning Policy Framework.

Condition 34 (Cycle Parking) – To be omitted as cycle parking provision secured through condition 31.

Additional Conditions applicable for the Full Application (Phase 1)

Condition 23 - Other than site clearance works, including tree felling, no development shall take place until such time as detailed schemes for foul and

sustainable surface water drainage have been submitted to, and approved in writing by, the Local Planning Authority. The detailed schemes shall:-

- (i) investigate the full hierarchy of surface water drainage options and shall include:
 - a. evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - b. an assessment of nearby watercourses and surface water sewers which may facilitate the discharge of surface water to local watercourses;
- (ii) if infiltration is not possible, a restricted rate of discharge of surface water to be agreed with the Local Planning Authority with any discharge to the public sewer restricted to a rate that is no greater than 5 l/s for each connection;
- (iii) include levels of the proposed drainage systems and proposed ground and finished floor levels in AOD;
- (iv) ensure foul and surface water shall drain on separate systems; and
- (v) include details for the management and maintenance of the sustainable drainage scheme. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Resident's Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development shall thereafter be carried out in full accordance with the approved drainage schemes before the first occupation of the development hereby approved. The development shall be retained, maintained and managed in accordance with the approved details.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure the future maintenance of the sustainable drainage structures having regard to Policy L5 and Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Additional Conditions applicable for the Outline Application

Condition 43 – All applications for reserved matters associated with subsequent phases of development shall include details of a sustainable surface water drainage scheme and foul water drainage scheme and shall include:-

- (i) An investigation of the hierarchy of surface water drainage options and shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) An assessment of nearby watercourses and surface water sewers which may facilitate the discharge of surface water to local watercourses;

- (iii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public sewer the rate of discharge shall be restricted to a rate that is no greater than 5 l/s for each connection;
- (iv) Levels of the proposed drainage systems and proposed ground and finished floor levels in AOD;
- (v) Ensure foul and surface water shall drain on separate systems; and
- (vi) Details for the management and maintenance of the sustainable drainage scheme. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Resident's Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The development shall thereafter be carried out in full accordance with the approved drainage schemes before the first occupation of the development hereby approved. The development shall be retained, maintained and managed in accordance with the approved details.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure the future maintenance of the sustainable drainage structures having regard to Policy L5 and Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 44 – Any reserved matters applications that include layout and/or landscaping shall be accompanied by an updated 'Arboricultural Impact Assessment Plan and the Arboricultural Method Statement. The development shall be carried out in accordance with the approved details.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework. The fencing is required prior to development taking place on site as any works undertaken beforehand, including preliminary works, can damage the trees.

RICHARD ROE, CORPORATE DIRECTOR, PLACE

FOR FURTHER INFORMATION PLEASE CONTACT:

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