PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 11th November 2021

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**
100973	Former Engine House (also Previously Known As Power House And Boiler House, Norman Road, Altrincham WA14 4ES	Altrincham	1		✓
101010	Former Engine House (also Previously Known As Power House And Boiler House, Norman Road, Altrincham WA14 4ES	Altrincham	26		✓
105806	14 Orchard Drive Hale WA15 8BB	Hale Central	64		

Page 1 **100973/LBC/20:** **Former Engine House (also Previously Known As Power House And Boiler House, Norman Road, Altrincham WA14 4ES**

SPEAKER(S) AGAINST: **-**

FOR: **Garry Goodwin (Agent)**

CONDITIONS:

Following discussion with the applicant, it is considered necessary to update condition number 3 on application ref. 101010/FUL/20 and condition number 2 on application ref. 100973/LBC/20. The

original wording of this condition requires a contract to be made for the works associated with the rebuilding and restoration of the building, however the applicant (Morris Homes) advises that construction of the development will not be contracted out to a building contractor, but will be built by Morris Homes and their sub-contractors. The wording of these conditions should be updated to reflect this, as shown below:

No demolition or other works of site preparation shall take place (either inside or outside the building) unless and until a sub-contractor(s) has been appointed for the works for the rebuilding and restoration of the building. The sub-contractor(s) shall be suitably qualified and experienced in the restoration of heritage assets, and approved by the Local Planning Authority (in consultation with Historic England, if necessary). No less than fourteen days before any demolition or site preparation works take place on site the Local Planning Authority shall be supplied with details of the sub-contractor(s) in writing. Should the approved firm be at any time be unable to complete the works, then an alternative shall first be agreed in writing by the Local Planning Authority.

Reason: To ensure provision is in place for the replacement building to be erected prior to the existing building being demolished, having regard to Policies L7 and R1 of the Trafford Core Strategy and the NPPF.

It is also considered appropriate to add an additional condition to the application to require the provision an archaeological watching brief which will include interpretative material relating to the special architectural and historic interest of the engine house. The wording of the condition should be as shown below:

No demolition or stripping out works shall take place until the implementation of a programme of archaeological works has been secured from a competent person / persons / organisation. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI), which has first been submitted to and approved in writing by the Local Planning Authority. The WSI shall cover the following:

i. The identity of the competent persons persons/organization

ii. Informed by the updated North West Regional Research Framework, a phased programme and methodology of investigation and recording to include:
an archaeological watching brief maintained during demolition of the Grade II Listed Engine House in order to produce an Historic Building Survey to Historic England Level 4

iii. A programme for post investigation assessment to include the production of a final report on the significance of the heritage interest represented.

iv. Deposition of the final report with the Greater Manchester Historic Environment Record.

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

vi. Dissemination of the results commensurate with their significance, to include the provision of an information panel (or panels) to interpret, celebrate and disseminate the significance of the Engine House and the wider Linotype works site.

vii. The possible publication of the results.

Thereafter the works shall proceed in accordance with the WSI. The information panel (or panels) shall be provided prior to occupation of the dwellings approved under planning application reference 101010/FUL/20.

Reason: In accordance with NPPF Paragraph 205 - To record and advance understanding of the significance of the heritage asset to be lost in a manner proportionate to its importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

Page 26	**101010/FUL/20:**		**Former Engine House (also Previously Known As Power House And Boiler House, Norman Road, Altrincham WA14 4ES**
	SPEAKER(S)	**AGAINST:**	**-**
		FOR:	**Garry Goodwin (Agent)**

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Page 64 105806/HHA/21: 14 Orchard Drive Hale WA15 8BB

SPEAKER(S) AGAINST: -

FOR: -

OBSERVATIONS

Following the publication of the committee agenda the applicant informed the case officer that they were not the sole owner of the property and as such the correct ownership certificate should have been Certificate B, rather than Certificate A.

The correct ownership certificate has now been signed and notice serve on all those with an ownership interest in the property.

In addition the consultation and time period in which Ward Councillors (the weekly list) can call applications to the Planning and Development Management committee does not expire until Monday 15th November. However as the application is being considered by the Committee this is

not considered a conflict and the relevant Ward Councillors for the site have been directly informed of the situation.

Whilst the above does not alter the planning merits and assessment of the proposed development, the notice periods for the application must expire before any decision can be formally issued.

Whilst it is not anticipated that any further comments will be received, the recommendation to **Grant** is amended to **Minded to Grant** so that the decision can be delegated following the expiry of the weekly list and ownership certificate notice period.

If any new representations are received prior to the decision being issued that raise planning matters that are not covered in the committee report the application will be brought back to committee for consideration.

RECOMMENDATION:

Minded to grant subject to the conditions as set out in the committee report**.**

Subject to no new comments being received, decision delegated to the Head of Major Planning Projects.

RICHARD ROE, CORPORATE DIRECTOR, PLACE

FOR FURTHER INFORMATION PLEASE CONTACT:
Rebecca Coley, Head of Planning and Development, 1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH. Telephone 0161 912 3149