

## AGENDA ITEM 5

### PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 16<sup>th</sup> March 2023

#### 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
<a href="#">107813</a>	Bowdon Lawn Tennis Club Elcho Road, Bowdon WA14 2TH	Bowdon	1		
<a href="#">108808</a>	157 Hale Road Hale, Altrincham, WA15 8RU	Hale Central	20	✓ Cllr Mrs Young	✓
<a href="#">109463</a>	Land At Freshfields Fairy Lane, Sale, M33 2JU	Sale Moor	45	✓	✓
<a href="#">109856</a>	299 Ashley Road, Hale Barns WA14 3NH	Hale Central	82	✓	✓
<a href="#">110068</a>	2 George Street, Altrincham WA14 1SG	Altrincham	95		
<a href="#">110093</a>	Longford Park, Stretford	Longford	132	✓	✓ Cllr Jarman
<a href="#">110119</a>	26 Urmston Lane Stretford, M32 9BP	Stretford	189	✓	✓

**Page 1**                      **107813/FUL/22: Bowdon Lawn Tennis Club, Elcho Road, Bowdon**

**SPEAKER(S)**            **AGAINST:**

**FOR:**

### **HERITAGE**

There are references in the report to both Character Area B and Character Area C of the Devisdale Conservation Area. This is because the site itself is in Character Area C, but the remainder of the tennis club grounds are in Character Area B, and is referenced accordingly in the Conservation Area Appraisal and Management Plan.

### **FURTHER OBSERVATIONS**

Officers note that a further set of floodlights has been erected following planning permission reference 91426/VAR/17: Application for variation of condition 2 (approved plans) and variation of condition 6 (development to be carried out in accordance with approved lighting scheme) of planning approval 86115/FUL/15 (Erection of 9 no. floodlighting columns (10 no. luminaires) at 6.7 metres high to courts 4 and 5) to allow LED lamps and amended lighting scheme, granted 18 December 2017.

These columns are located approximately 48m to the north-east of the proposed development.

This is a lesser distance than set out in the report of 70m. Nevertheless, it is still substantial enough for there not to be a more harmful cumulative impact from the current proposal and the existing lighting. The level of harm to the Conservation Area would remain negligible, and less than substantial at the lower end of the scale. Nor does it this change the conclusion on the impact on residential amenity, which is still considered to be acceptable.

### **RECOMMENDATION**

The recommendation is unchanged.

**Page 20**                      **108808/FUL/22: 157 Hale Road, Hale**

**SPEAKER(S)**            **AGAINST: Abigail Wilson  
(Neighbour)  
Councillor Mrs Young**

**FOR:                      Jonathan Riddle  
(Agent)**

## **REPRESENTATIONS**

There was an error in the 'Representations' section of the report: 15 letters of objection have been received and 4 letters of support. Although the number of representations were mis-counted, the representations have been reviewed again and the issues raised are summarised in the Committee report.

Further comments have been received from the residents of 1 Graysands Road, who sought clarification on: the height of the proposed buildings, site levels and the distances from the proposed dwellings to the rear boundary fence. These issues have been clarified in correspondence with the neighbour and the text in paragraph 41 has also been updated to add further clarity on separation distances.

## **OBSERVATIONS**

Paragraph 28 – the reference to two storey dwellings should be three storey.

Paragraph 41 – text to be replaced with below, to clarify difference in ground floor levels:

41. The rear north boundary of the application site forms the side boundary of no. 1 Graysands Road. In terms of the proposal's impact on the light and outlook of the property to the rear, although taller than the existing bungalow (ridgeline increasing by approx. 2.5m), the proposed dwellings would be set significantly further away from the shared boundary with number 1 Graysands Road, than the existing property. It is recognised that there is a change in levels, with the site levels at the application site being higher than the ground levels at the property of 1 Graysands Road. Although there will be an increase in height overall, the ground floor level of the proposed buildings would be set lower than the ground floor level of the existing bungalow; internal finished floor levels of the existing bungalow is shown as 44.45m AOD and the proposed dwelling's ground floor level would be lower than this, set at 43.25 AOD. Where the existing property is approx. 6.7m from the rear boundary fence, the ground floor of the proposed dwelling would be approx. 10.5m from the boundary fence at the closest point in line with PG1 recommended separation distances and the first floor approx. 12.6m away, in excess of PG 1 recommended separation distances. The additional separation at first floor above the PG1 standards is considered suitable mitigation for the difference in levels.

Paragraph 44 – as above references to 13m should be 12.6m and separation distances are exceeded by 2.1m rather than 2.5m.

## **RECOMMENDATION**

The recommendation of approval subject to conditions is unchanged.

One additional condition is to be added:

19. No works other than the demolition of the existing property shall take place until details of finished floor levels for the proposed building(s) relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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

**Page 45**                      **109463/FUL/22: Land at Freshfields, Fairy Lane, Sale**

**SPEAKER(S)**              **AGAINST: Steven Bulmer  
(Neighbour)**

**FOR: Jenka Kaslik  
(Agent)**

#### PRINCIPLE OF DEVELOPMENT

Paragraph 1 refers to S38 (6) of the Planning and Compulsory Purchase Act 1990, the date of the Act is incorrect and it should read S38 (6) of the Planning and Compulsory Purchase Act 2004.

#### AGRICULTURAL LAND

An error has been noted in the committee report at paragraph 20 of the 'Observations' section which refers to the incorrect NPPG definition of Agricultural Land (Grade 2 instead of the relevant Grade 3).

The report is therefore corrected as follows to state the correct definition for Agricultural Land Grade 3:

'Land with moderate limitations that affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in grades 1 and 2'.

#### AMENDED PLANS

Amended plans have been received illustrating a proposed 2.0m high bund with planting on top to the eastern boundary, and 1.0m wide ornamental hedgerows to be planted along the northern and western boundaries, adjacent to and helping to screen the acoustic fence. The exact details, including planting details, will be secure through the recommended landscaping condition. Harm identified to the landscape from this development remains as set out in the committee report. However, these amendments would reduce the visual impact of the proposals, particularly the acoustic fence, within the surrounding environment. Following

the submission of the amended drawings some amendments to the conditions as set out below are required.

### **RECOMMENDATION**

The recommendation of approval subject to conditions is unchanged, albeit with the relevant conditions updated to reflect the latest plans:

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

STOR149\_SLP (rev.13) - Proposed Site Plan  
STOR149\_ELEV010 (rev.10) - Proposed Elevations

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

8. a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be made operational until full details of both hard and soft landscaping works, including any boundary treatments, have been submitted to and approved in writing by the Local Planning Authority. The soft landscaping works shall, as a minimum, incorporate the proposed mix, location and density of planting provision as set out on Drawing No. CE-ST-2121-ADW02 – rev B FINAL), the creation of a planted bund (no less than 2m in height) along the length of the eastern site boundary and provide for a 1m wide landscaping strip to the northern and western site boundaries. The submitted details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.  
(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.  
(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location, the nature of the proposed development and having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

15. The development hereby approved shall not be made operational unless the acoustic barrier, as set out in section 5.1.4 of the submitted Noise impact Assessment (dated 13th October 2022), and as indicated on Drawing No. STOR149\_SLP (rev.13) has been erected in full. Details of the exact siting of

this barrier shall be submitted to and approved in writing by the Local Planning Authority prior to its erection, and shall be sited behind any approved planted bund. The approved barrier shall remain in place for the lifetime of the development.

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

**Page 82**                      **109856/HHA/22: 299 Ashley Road, Hale Barns**

**SPEAKER(S)**              **AGAINST: Rachel McDowell  
(Neighbour)**

**FOR:                      Zoe Reynolds  
(Agent)**

### **CONSULTATIONS**

GMEU has now responded to the application consultation, stating:

*‘Provided a landscape and ecological management plan (LEMP) is still required and being implemented at the site as recommended for application 97561/FUL/19, we would have no comments to make on the current application.’*

### **REPRESENTATIONS**

Further correspondence has also been received from the planning consultant acting on behalf of the residents at 295 and 297 Ashley Road. The further comments received sought clarification on the impact of the proposal on the trees on site and also seeking confirmation that, should the application be approved permitted development rights are removed to avoid further development without planning permission.

The correspondence also raised that it was felt the comments received had not been adequately addressed, however Officers consider that the fundamental points raised have been reported and taken into account in the assessment of the application.

### **OBSERVATIONS**

In regards to the comments received from GMEU, condition 10 of 97561/FUL/19 was discharged under application 106614/CND/21 on 6th January 2022 and the applicant has confirmed the LEMP is being implemented as per the approved document. Therefore GMEU have no further comments to make on the current proposal.

In respect of the comments received on behalf of residents officers can confirm that we consider the whole of the application site to be within the property’s

domestic curtilage. As the original application 97561/FUL/19 already removed most permitted development rights under condition 6 of that consent it is not considered necessary to add another condition to this effect.

In regards to the impact on trees, paragraphs 26 and 27 in the committee report are being substituted with the text below to provide clarification on the impact on trees:

26. There are several mature and veteran trees running along the existing access track. Whilst the proposal would not remove the existing track, it would potentially result in a reduction in use, particularly at the eastern end of the access track. This would reduce vehicle movements across a large part of the root protection areas of two of the three veteran trees (T1 and T2 as indicated on the submitted tree survey).
27. It is considered that the reduction in vehicle and pedestrian movements across the eastern end of the track (with most traffic for no. 299 being directed across the proposed track) could potentially have a beneficial impact on trees through the reduction of impact on / disturbance to the root protection areas of mature and veteran trees identified, however this benefit is given limited weight in the assessment of the application as it is not clearly quantifiable as the existing track would remain in place for use, although gated. It is considered however that the proposal would result in no harm to these trees, as confirmed by the Council's arboriculturist.

### **RECOMMENDATION**

The recommendation of approval subject to conditions is unchanged.

<b>Page 132</b>	<b>110093/FUL/23: Longford Park, Stretford</b>
<b>SPEAKER(S)</b>	<b>AGAINST: Janet Murtagh (Neighbour)</b>
	<b>FOR: Graeme Atherton (Agent) Councillor Jarman</b>

### **CONSULTATIONS**

**Environment Agency** – Further to initial consultation comments received and the submission of further information from the Local Planning Authority, the EA has amended their former advice and withdrawn their objection subject to the imposition of a condition which is set out within the Recommendations section of this AIR report and revised condition 28.

**Greater Manchester Archaeological Advisory Service (GMAAS)** - The application site lies in the Longford Conservation Area and contains several sites of archaeological interest, especially the remains of Longford Hall that benefits from designation as a Grade II listed building, and the projected course of the Nico Ditch. The latter heritage asset is considered to be an ancient boundary feature of considerable archaeological importance. There are approximately 50 examples of similar substantial and defensible boundary features in Britain including examples in southern England, East Anglia, Yorkshire, Derbyshire and along the Welsh border. In broad terms, the identified remains extend over distances from as little as 300m up to as much as 240km in the case of Offa's Dyke. They appear often to have been constructed across the natural grain of the landscape and, although many examples consisted of a single bank and flanking ditch, vary considerably in their form and dimensions, even along different stretches of the same boundary, depending upon local topography. Evidence from contemporary documentary sources, excavation and survey suggests that, as a monument type, they were constructed during the Early Medieval period between the 5th and 8th centuries AD. As a rare monument type of considerable importance to the study of early medieval territorial patterns, all surviving examples are identified as being of national importance.

The Nico Ditch has been traced as upstanding earthwork remains and field boundaries for approximately 5km between the Hough Moss in the west and the Ashton Moss on the east side of the city, although its full extent remains uncertain. The best-preserved section of the ditch runs through Platt Fields, where it survives as a U-shaped feature that is c. 2m deep and approximately 4m wide, with a bank on the north side that survives to a height of 0.5m. The significance of the earthwork in Platt Fields is reflected in its designation as a Scheduled Monument. The precise course and condition of the Nico Ditch through Longford Park, however, awaits confirmation through intrusive investigation, although its projected alignment cuts across the centre of the park. The proposed redevelopment of Longford Park allows for a new drainage attenuation feature that will be served by drainage outlets that will be connected to the realigned Longford Brook to the north. The construction works required for these new drainage outlets and associated improvements to the Longford Brook may need to cut across the line of the Nico Ditch, given that its precise course is uncertain, with a potential to impact on archaeological remains of the ancient feature. An interpretation of the Nico Ditch in Longford Park could be usefully informed via targeted archaeological investigation with a view to better understanding its precise route, form and date. This could be best achieved via the manual excavation of a series of small trial pits, which would also offer a unique opportunity for positive active engagement with local stakeholders via a community led archaeological project. This would also inform the final landscaping design to accurately reflect the location and form of the Nico Ditch,



and contribute to an important regional archaeological research objective. Taking advantage of this distinct archaeological feature in Longford Park could enhance the character of the historic environment. Such an approach would also be in line with National Planning Policy Framework paragraph 197, which advises that account should be taken of 'enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation', whilst paragraph 206 encourages opportunities to enhance or better reveal the significance of heritage assets. Exposing the remains of the Nico Ditch, or acknowledging its plan form in the landscaping, may also help to maintain a strong sense of place, as advocated by the NPPF.

Notwithstanding the far-reaching potential benefits of investigating the site of the Nico Ditch further, the proposed scheme works largely with the existing levels, resulting in a minimal impact on archaeological remains across Longford Park. The introduction of some components of the landscaping scheme, however, will require localised ground-breaking works, which will warrant archaeological input. As these areas will be limited, a reasonable and proportionate response to adhere to requirements would be to implement an archaeological watching brief. This could be focused on areas of archaeological sensitivity, especially in the vicinity of the Nico Ditch. This advice is in line with paragraph 205 of the NPPF: 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'. Should implementing a community-led investigation of the Nico Ditch prove impractical, **GMAAS would be content to see the archaeological investigation conditioned on the planning consent.**

**Manchester City Council (MCC)** – MCC Highways Services team provide the following comments:

- It is understood that the proposals would not have an impact on the approved MCC pedestrian/vehicular accesses, parking, circulation or the external highway network.
- An unadopted footpath that leads onto MCC land is noted to be resurfaced which is acceptable to us.
- Detail is requested in regard to any proposed construction of fit-out arrangements where there is an impact on MCC highway. The applicant should be advised that any requirements for licensing, hoarding/scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the Council's Highway Applications and Network Resilience teams.

It is also noted that works are proposed within Longford Park that could impact on TPO trees in MCC's administrative area to the rear of properties on Alderfield Road. The off-site trees have not been surveyed as part of the submitted AIA and there does not appear to have been consideration of potential impacts from works on these trees. MCC would therefore request that consideration is made in relation to potential impacts from proposed works on these protected trees.

The above comments were received within the consultation period and have been addressed within the main Committee report although the consultation comments were omitted from the report.

**United Utilities** – UU have various assets passing through the site, including strategic and critical assets and a condition is therefore recommended in relation to asset protection.

The site wide surface water drainage proposals including the introduction of drainage swales and land drains are proposed above a large trunk main, the site layout may not be implementable in its current form.

No details of foul drainage have been provided and it is unclear if UU sewers are being used for surface water drainage. No surface water will be permitted to drain directly or indirectly into the public sewer. A condition regarding foul and surface water drainage is recommended.

## **REPRESENTATIONS**

A further representation has been received from a neighbour on Cromwell Road in addition to their original objection. Additional points raised to those already summarised and addressed within the main report are set out below:

- The officer report is incorrect with the assumption that the pump track will not significantly affect the character of the park;
- No final design details of the pump track have been provided.
- The pump track will appeal to a narrow demographic (boys aged 8-18)
- The majority of harm to the heritage asset would come from the proposed pump track. The harm can be mitigated in full by removing the pump track from the plans altogether.

An additional letter of representation has been received from a resident, who has not commented previously. Their letter sets out that whilst they are in favour of some of the proposal which would offer environmental benefits, a number of aspects are not supported which appear environmentally damaging including:

- The proposed new access route through the central core;

- The pump track;

- Lighting;

- Queries raised regarding planting and maintenance within the formal gardens. Cllr Winstanley has queried the provision of public toilet facilities in the park. This is addressed within the Observations section of the AIR.

## **OBSERVATIONS**

The additional comments received regarding lighting and planting are noted, however consultation with the Environment Agency, GMEU, Environmental Health and the Council Arboriculturist has not led to objections. Conditions are proposed in regards to landscaping, biodiversity and lighting and it is considered that these matters have been considered and addressed within the main report.

The reconfiguration of the central core and access routes have been developed in consultation with the Council's Heritage & Urban Design Manager officer and LHA and seek to better represent the origins of the park and its historic use and layout. The changes to the footpaths seek to provide improved wayfinding for all users, whilst also seeking to reduce vehicle movements through the park.

In regards to the comments on the pump track please see below.

## **RESIDENTIAL AMENITY**

Paragraph 90 to be replaced with the following to address concern raised regarding the lack of plans outlining the final design of the pump track:

90. Whilst no final design has been provided for the pump track (including height and sections), its location to the western side of the park has been indicated on the masterplan. It is possible that the earth works involved would constitute an engineering operation and therefore full consideration should be given to its wider impact on neighbouring residents. Final details are to be secured by condition and following further discussions with the project team it has been agreed to limit the maximum height to 1.75m above ground level. Notwithstanding this, at its closest point to boundaries with neighbouring properties on Cromwell Road, there would be a separation distance with the track of approximately 69 metres. At such a distance there would not be any level of overlooking that would be significant or harmful. A condition setting out the parameters of the pump track and requiring full details including sections, levels, elevations and materials is considered necessary.

## **OTHER MATTERS**

Replace paragraph 157 with the following:

157. Representations have been received regarding the lack of public toilet facilities in the park and confirmation sought on the location of the existing and proposed provision, including disabled accessible toilets and if a changing places toilet is provided on site. There are existing toilets within the café, which includes a changing places toilet. No changes are proposed to this provision under the application. In addition there are new toilets proposed within the Long Barn, including an accessible toilet and it is also proposed to refurbish and reopen the public toilets in the walled garden. As the application details state that the toilets in the walled garden would be for public events only, condition 30 is recommended to allow the Local Planning Authority to further review the toilet facilities across the park, including disabled accessible toilets.

## **EQUALITIES**

Replace paragraph 163 with the following to address concerns raised regarding the proposed facilities to be focussed on male dominated sports and past times:

Following extensive consultation, the proposal would provide facilities for a wide age range from young children, older children and teenagers to adults and the elderly. Research carried out by the charity 'Make Spaces for Girls' suggests that whilst facilities such as MUGAs and skateparks remain dominated by boys, this can often be due to issues around feeling unsafe and unwelcome. Improved lighting and seating and alternative play surface colours are all small changes that can make an area more inclusive. As well as the new pump track, the general improvements to the park such as those referred to above, improved facilities within the older play area, more toilets and the provision of safe areas to hang out are attractive to teenage girls as well as other teenagers that don't want to take part in more formal or organised sport.

## **RECOMMENDATION**

Following the receipt of further consultation comments and detailed consideration by officers, a number of conditions have been revised and added. The amended conditions are set out in full below:

4. Prior to any relevant phase of development first taking place, detailed drawings for any construction / earthwork / moulding of the landscape, including SUDs details, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include plans, elevations, sections and levels along with the details of materials and landscaping.

Reason: To clarify the permission, having regard to Policy L7 and R1 of the Trafford Core Strategy and the National Planning Policy Framework.

5. a) Notwithstanding the details shown on the approved plans, prior to the any relevant phase of development first taking place details of both hard and soft landscaping works and boundary treatment (including to sporting

facilities) have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces, rockeries or other earthworks, hard surfaced areas including the car park and associated demarking of spaces, historic surface treatments, materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

b) The landscaping works shall be carried out in accordance with the approved scheme for timing/phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location, the nature of the proposed development and having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

6. Notwithstanding any description of materials in the application no development phase involving the use of materials to be used in the construction of:

a) The repair and restoration of existing buildings and structures including rainwater goods (which should be cast iron), brickwork, stonework, roof covering, joinery, 1 sqm sample panel of pointing and details of windows and doors;

b) Gateway features;

c) Boundary treatments, gate piers, gates and railings;

hereby permitted shall take place until samples and full specification of materials to be used externally on the buildings within that phase has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour, and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory external appearance in the interests of visual amenity, having regard to Policy L7 and R1 of the Trafford Core Strategy and the National Planning Policy Framework.

7. Prior to any relevant phase of development first taking place a schedule of repair works (including appropriate structural surveys, methodologies and drawings, required to all external and internal fabric of all historic buildings and structures including roof coverings, rainwater goods, joinery, re-pointing (which shall include a historic mortar analysis), chimneys, brickwork and stonework, windows and doors and internal plan form, fixtures and fittings have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved plans.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of the buildings and designated heritage asset, having regard to Policy R1 of the Trafford Core Strategy and the National Planning Policy Framework.

8. No cleaning of masonry shall take place unless and until the details and method of any cleaning proposals have been submitted to and approved in writing by the Local Planning Authority. Any cleaning shall be carried out in strict accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of the buildings, having regard to Policy R1 of the Trafford Core Strategy and the National Planning Policy Framework.

9. No external lighting shall be installed within the site unless a scheme for such lighting (including lighting levels, style, materiality and hours of use) has first been submitted to and approved in writing by the Local Planning Authority. The scheme should be compliant with the ILP Guidance Note GN01/21 'The Reduction of Obtrusive Light' for zone E3 (suburban) of Table 2: Environmental zones. Where a lighting installation is close to sensitive receptors, the assessment should include details of light spillage impacting nearby receptors as illuminance in the vertical plane (lux) and also identify the luminous intensity in the field of view (glare) tables 3 and 4 of the guidance.

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

10. Prior to the commencement of development on the new youth area a schedule of repair works No work shall commence on the proposed works to the new youth area unless and until a Noise Abatement Strategy has been submitted to and approved in writing by the Local Planning Authority to address the relationship with neighbouring properties to the east of the

youth sports area. Development of this facility shall be carried out in strict accordance with the approved details at all times thereafter.

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

- Following the receipt of consultation comments from GMAAS, the proposed recommended wording of condition 18 is changed as follows:

18. No development works shall take place a programme of archaeological works have been implemented in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include: - archaeological watching brief to monitor any ground-breaking works. 2. A programme for post-investigation assessment to include: - production of a final report on the results of the investigations and their significance. 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 5. Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To protect the significance of any archaeological remains on the site having regard to Policy R1 of the Trafford Core Strategy and in accordance with the National Planning Policy Framework paragraph 205.

26. REMOVE – duplication of condition 24.
27. A scheme for the installation of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works to the Ryebank Road car park. The approved charging points shall be installed and made available for use within a timescale to be agreed with the Local Planning Authority and shall be retained thereafter.

Reason: In the interests of promoting sustainable travel, having regard to Policies L4 and L5 of the Trafford Core Strategy and guidance in the National Planning Policy Framework.

Further to updated comments received from the EA, condition 28 is revised as follows:

28. Prior to the commencement of any relevant phase of development, a landscape management scheme shall have been submitted to, and

approved in writing by, the local planning authority. The scheme designs shall include the following elements:

- Design rationale document, including evidence regarding channel sizing and morphology, bed material selection (i.e. grain sizing), and minimalisation of use of harder engineering solutions;
- Updated plan view of the scheme, including cross section indicators;
- Channel long section, inclusive of demonstrative water levels for a range of return periods and tie in details and levels at the up- and downstream of the planned scheme;
- Channel cross-sections showing all key design proposals (e.g. different morphological features, any engineered sections, etc.);
- Water levels for expected Q95, mean water level, Qmed, and high flow scenarios;
- Details of proposed planting scheme using site appropriate, native flora;
- Details of proposed in channel structures, including tie in details where hard engineering is required;
- Details of proposed bed substrate and channel lining (if required);
- Details of proposed planting structures or bed/bank reinforcement;
- Construction methodology, including a biosecurity method statement;
- Proposals for a post-construction monitoring plan, including baseline measurements, fixed photography locations, and a site remediation plan.

Reason: To ensure the satisfactory landscaping and management of the site having regard to its location, the nature of the proposed development, and having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and relevant sections of the National Planning Policy Framework.

30. No development shall take place in any phase until details of existing and proposed toilet facilities have been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and cross-sections with details of access and accessibility. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of design and amenity and in compliance with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

31. Prior to the commencement of any relevant phase of development a Crime Reduction Statement shall be submitted and approved in writing by the Local Planning Authority which shall include details of measures to increase public safety and discourage anti-social behaviour. The development shall be undertaken in accordance with the approved details.



Reason: In the interests of design and amenity and in compliance with Policy L7 and R1 of the Trafford Core Strategy and the National Planning Policy Framework.

32. Prior to the commencement of any relevant phase of development full details of Gateway features, signage, way finding and street furniture and any other public realm requirements shall be submitted and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of design and amenity and in compliance with Policy L7 and R1 of the Trafford Core Strategy and the National Planning Policy Framework.

- The following additional conditions are recommended to secure an appropriate final design of the pump track:

35. Prior to the commencement of any works on the construction of the pump track, the following details shall be submitted to and agreed in writing by the Local Planning Authority:

- Existing and proposed ground levels;
- Elevations (including maximum above ground height no greater than 1.75m)
- Layout
- Contours;
- Details of materials (including colour finish);
- Planting

Reason: In the interests of heritage, design and amenity and in compliance with Policy L7 and R1 of the Trafford Core Strategy and the National Planning Policy Framework.

- The following additional conditions are recommended further to consultation comments received from United Utilities:

37. No construction shall commence until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water main from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage

to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and to ensure protection of the public water supply.

38. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) 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);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems;

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.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

39. No development shall take place to the former Longford Hall footprint and associated historic stone steps, until a Design Strategy, which shall include the outdoor events space and heritage interpretation for the John and Enriqueta Rylands legacy, has been submitted to and agreed in writing by the Local Planning Authority. The Design Strategy shall include detailed drawings of portico repairs and Hall interpretation, historic fabric repair works and the location, design, dimensions and materials of the proposed interpretation and

measures for the ongoing management and maintenance of the interpretation. The development shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special historic interest of the buildings and designated heritage asset, having regard to Policy R1 of the Trafford Core Strategy and the National Planning Policy Framework.

40. No development or works of site preparation, including demolition, shall take place until a detailed survey and photographic record in accordance with Level 2 of Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice (2016) of the sites historic features (including the Longford Hall Portico and associated steps, Ha Ha, Long Barn, Shippon, walled garden) has been submitted to and agreed in writing by the Local Planning Authority, unless those works are required to give access to those features. A copy of the report shall also be deposited with the Greater Manchester Historic Environment Record and Trafford Local Studies Library.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible, prior to any works taking place on site, having regard to Policy R1 of the Trafford Core Strategy and the requirements of the National Planning Policy Framework. The details are required prior to development, including demolition, taking place on site as any works undertaken beforehand, including preliminary works, could result in an adverse impact on the site's historic features.

**Page 189**                      **110119/FUL/23: 26 Urmston Lane, Stretford**

**SPEAKER(S)**              **AGAINST: Mark Styles  
(Neighbour)**

**FOR: Mr Jabir Duale  
(Applicant)**

### **REPRESENTATIONS**

A further three letters of objection have been received, two of which further reference parking issues which have been summarised below and the third letter responding to the committee report.

- Loss of car spaces for residents
- Anti-social parking by customers on Ryecroft Road
- Blocking of dropped kerbs and pavements

- Parking on hatched areas bordering Urmston Lane
- Parking on pavements on Ryecroft Road
- Planning department failed to secure sufficient parking on a previous permission, this would exacerbate the situation
- Not a sustainable location as stated in officers report, due to busy roads/junctions and distance from the Metrolink, therefore there should be no presumption in favour of sustainable development
- Insufficient weight has been granted to L4 in the assessment
- Lack of off-street disabled spaces means it is not accessible
- Consultation period was still live at the time committee report was issued, therefore cannot include all neighbour objections in the assessment

### **APPLICANTS SUBMISSION**

An amended location plan has been submitted which includes blue hatching to 24 Urmston Lane, indicating that this site is in the same control as the application site.

### **OBSERVATIONS**

#### Clarifications in report

The application site sits on the edge of a mixed use area, with largely commercial uses to the east and almost exclusively residential properties to the west.

In paragraph 24 it states “Within these hours of use it is not considered there would not be such an increase in noise and disturbance that would warrant a refusal of planning permission on the grounds of noise or disturbance.” This sentence should read...Within these hours of use it is not considered there would be such an increase in noise and disturbance that would warrant a refusal of planning permission on the grounds of noise or disturbance.

In paragraph 29 of the report it states the number of off-street parking spaces required to be fully compliant with the maximum parking standards stated within SPD3 is 20 or 21 spaces. This has been miscalculated and should be 21 or 22 spaces. Therefore the shortfall in spaces referenced in paragraphs 30 and 34 is 5 or 6 spaces, and not 4 or 5 spaces. These figures have been checked by the LHA.

Condition 5 relating to the use of the ground floor surgery for emergency care outside of the standard operating hours, should refer to the hours of operation set out in Condition 4. Revised wording for Condition 5 is provided below.

#### Response to additional representations

The formal neighbour notification period closed on the 6<sup>th</sup> March, prior to the committee report being finalised, however a further notification letter was sent to neighbours due to a change in the description of development as a result of the

addition of the platform lift. The deadline for comments relating to the platform lift closed on 12<sup>th</sup> March. The consultation was solely for the addition of the platform lift with the fundamentals of the application not being altered. No further comments have been received in relation to the platform lift.

Whilst planning permission for a change of use of the basement and ground floor of 26 Urmston Lane to a dental surgery was granted planning permission in April 2020, changes to the Use Class Order in March 2021 allowed the change from the previous hairdresser/shop (previously Use Class A1) to dental surgery (previously Use Class D1), without the need for planning permission as both uses are considered to fall within the same Use Class, Class E (Commercial, Business and Service). Officers do not consider application 99846/FUL/20 was implemented due to the discrepancy between the approved plans and what has actually been implemented on site. The change of use was therefore implemented under permitted development rights.

Officers consider the proposal to be in a highly sustainable location, it is 100m from Stretford Mall and its car park (3 hours Free parking, £2.50 up to 6 Hours), bus stops are located directly opposite the site and 50m to the West- serving the bus route numbers 15 (Flixton to Piccadilly gardens via Urmston, Stretford Chorlton, Hulme), 23 (The Trafford Centre to Stockport via Urmston, Stretford, Chorlton, Didsbury), 245 (Altrincham to the Trafford Centre via Sale and Urmston), 255 (Piccadilly to Partington via Old Trafford, Stretford, Urmston and Carrington), 756 (Bowdon to Flixton), 766 (Hale Barns to Davyhulme via the M56, Chorlton, Stretford and Urmston) and the 798 (Stretford to Flixton). Stretford Metrolink station is also 10 minutes' walk from the site.

The proposal has been assessed against Core Strategy Policy L4 when considering the impacts on highway safety and the road network. The LHA have concluded that the proposal would not have an unacceptable impact on highway safety, nor would the residual cumulative impacts on the road network be severe. The proposed development is therefore considered to be compliant with both Core Strategy Policy L4.8 and the NPPF Paragraph 111.

It is not uncommon to find dental surgeries located in converted dwellings, on the edge of town centres and close to residential areas without the provision of off-street car parking. Visits to dental practices are generally arranged well in advance of an appointment, so journeys can be planned in advance. A travel plan can ensure that patients are made aware that on-site parking is not available but that free car parking is available nearby at the Mall, and that there are bus stops in close proximity to the site.

### Summary

It is acknowledged that parking demand in the area is high, and that the existing use has a shortfall in relation to the Council's maximum parking standards of 16 spaces, which would increase to a shortfall of 21 or 22 spaces as a result of the proposed development. However given the public transport options available to patients and proximity to parking within the town centre, officers consider that the

impact of the proposed development would not be severe and that the refusal of planning permission on parking grounds would not be reasonable.

### **RECOMMENDATION**

The recommendation of approval subject to conditions is unchanged, albeit with the relevant conditions updated to reflect the latest plans and corrections to the wording of the conditions:

3. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

A.01.1 Rev Date 09.03.2023; A.02.1 Rev A; A.02.2; A.02.3 and A.02.4 Rev A

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

5. Emergency care outside of the hours listed in condition 4 must only be provided using the ground floor surgery room.

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

**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**