

## AGENDA ITEM 5

### PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 13<sup>th</sup> APRIL 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="#">108338</a>	Land At Christie Road, Stretford M32 0EW	Longford	1		✓
<a href="#">108956</a>	12 Rossett Avenue Timperley WA15 6EX	Timperley	70		✓
<a href="#">109588</a>	9 Blueberry Road Bowdon WA14 3LS	Bowdon	81		

**SPEAKER(S)**

**AGAINST:**

**FOR:**

**Rebecca Dennis  
(Agent)**

**OBSERVATIONS**

Paragraph 77 of the report states:-

*‘A condition is recommended to achieve the CO<sub>2</sub> reduction required by the Core Strategy and on this basis, officers are satisfied that the proposed development will be able to achieve the goals of Core Strategy Policy L5 and the NPPF in this respect.’*

Condition 21 was attached accordingly as follows:

*The development hereby approved shall not be occupied unless and until details of energy efficiency measures and any low/zero carbon technologies incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate how carbon emissions of at least 5 per cent below the Building Regulations Target Emissions Rate have been achieved. The approved measures shall be implemented in full.*

*Reason: In the interests of achieving a reduction in carbon emissions, having regard to Policy L5 of the Trafford Core Strategy and the National Planning Policy Framework.*

Following further review and in order to make the condition more precise, it is considered that the condition should be amended to include reference to the year of the relevant Building Regulations (2010) as stated in adopted Policy L5 of the 2012 Core Strategy.

The second bullet point of paragraph 228 should be amended to replace the word ‘moderate’ with ‘substantial’ to read as follows:

- Delivery of a well-designed, energy efficient, accessible development for future occupiers. Substantial weight is afforded to this benefit

This reflects the weight attributed to this in paragraph 229.

**RECOMMENDATION**

The recommendation of approval subject to conditions is unchanged.

Condition 21 to be amended as follows:

*21. The development hereby approved shall not be occupied unless and until details of energy efficiency measures and any low/zero carbon technologies incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate how carbon emissions of*

*at least 5 per cent below the Building Regulations 2010 Target Emissions Rate have been achieved. The approved measures shall be implemented in full.*

**Page 70**                    **108956/HHA/22: 12 Rossett Avenue, Timperley WA15 6EX**

**SPEAKER(S)**        **AGAINST:**  
  
   **FOR:**                **San Tau**  
                                          **(Agent)**

**Page 81**                    **109588/HHA/22: 9 Blueberry Road, Bowdon WA14 3LS**

### **OBSERVATIONS**

Further details have been received confirming the proposed materials (which remain as set out in the main report).

In the planning history in the main report, application 100743/HHA/20 is noted as being 'not implemented'. This is an error.

### **RECOMMENDATION**

It is recommended that Condition 3, the materials condition, is amended to include the additional details as follows: -

3. The development hereby permitted shall be constructed entirely of the materials details which are shown on plan numbers 903 - 04, 904 – 04, 905 – 03 and D29 – 01.

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 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**