
REPORT

of

Strategic Director Place

To the

Planning & Transportation Regulatory Panel

On

6th February 2020

Planning Applications and Related Development Control Matters

(Not considered to contain exempt information)

Non-members of the panel are invited to attend the meeting during consideration of any applications included within the report in which they have a particular interest.

AMENDMENT REPORT

AMENDMENTS/ADDITIONAL INFORMATION IN RESPECT OF
STRATEGIC DIRECTOR FOR ENVIRONMENT AND COMMUNITY SAFETY
TO THE PLANNING TRANSPORTATION REGULATORY PANEL

PLANNING APPLICATIONS AND RELATED DEVELOPMENT CONTROL MATTERS

PART I (AMENDMENTS)

APPLICATION No: 19/74447/FUL
APPLICANT: Glenbrook MC Limited C/O Agent
LOCATION: Plot D3 , White, Media City Uk, Salford, M50 2EQ,
PROPOSAL: Proposed residential development comprising of 280 apartments (use class C3) and 278sqm of ground floor commercial floorspace (use classes A1/A3) within two blocks of 14 storeys and 17 storeys with a single storey link along with associated access and landscaping works.
WARD: Ordsall

ADDITIONAL OBSERVATIONS

Since the report was published the drainage condition (condition 14) has been updated to read:

Development shall not begin until a detailed surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. Surface water drainage strategy should be included but not limited to:

- Detailed SuDS proposals including layout drawings with relevant design information and supporting hydraulic calculations. The attenuation of the surface runoff from the proposed development should include the entire site runoff (Note: the proposed drainage network shows that almost half of the area of development controlled by the proposed undergrad attenuation storage and associated control device).
- Details of overland flood flow routes in the event of system exceedance, or blockage with demonstration that such flows can be appropriately managed on site.
- The proposed SUDS design details.
- Relevant maintenance programme and on-going maintenance responsibilities for the proposed SUDS

Reason: To ensure a satisfactory method of surface water disposal to reduce the risk of flooding elsewhere in accordance with policy EN19 of the City of Salford Unitary Development Plan and seeks to provide betterment in terms of water quality and surface water discharge rates and meets requirements set out in the following documents;

- NPPF,
- Water Framework Directive and the NW River Basin Management Plan
- The national Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015)
- Manchester, Salford, Trafford Strategic Flood Risk Assessment (SFRA) (2011) and associated technical guidance
- Environment Agency Pollution Prevention Guidelines (now withdrawn)
- Flood Risk Assessment/SuDS Requirements for new developments (Salford's SuDS Checklist)

Reason for pre-commencement condition: The solution for surface water disposal must be understood prior to works commencing on site as it could affect how underground works are planned and carried out.

APPLICATION No: 19/74462/FUL
APPLICANT: - Seddon Construction Limited
LOCATION: Former Salford City Council Offices, Astley Road, Irlam, M44 5LL,
PROPOSAL: Erection of 27no. residential properties, together with open space and associated works
WARD: Cadishead

Construction and Environmental Management Plan

The applicant has submitted a Construction and Environmental Management Plan (CEMP) which has been reviewed by the Local Highway Authority who have identified several matters which require amendment prior to accepting the Plan. Therefore Condition 10 has been amended to require the submission of an updated CEMP.

10. No development shall take place, including any works of excavation or demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall include:
- (i) the times of construction activities on site which, unless agreed otherwise as part of the approved Statement, shall be limited to between 8am-6pm Monday to Friday and 9am-2pm Saturday only (no working on Sundays or Bank Holidays). Quieter activities which are carried out inside buildings such as electrical works, plumbing and plastering may take place outside of agreed working times so long as they do not result in significant disturbance to neighbouring occupiers;
 - (ii) the spaces for and management of the parking of site operatives and visitors vehicles;
 - (iii) the storage and management of plant and materials (including loading and unloading activities);
 - (iv) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate;
 - (v) measures to prevent the deposition of dirt on the public highway;
 - (vi) measures to control the emission of dust and dirt during demolition/construction;
 - (vii) a scheme for recycling/disposing of waste resulting from demolition/construction works;
 - (viii) measures to minimise disturbance to any neighbouring occupiers from noise and vibration, including from any piling activity;
 - (ix) measures to prevent the pollution of watercourses;
 - (x) a community engagement strategy which explains how local neighbours will be kept updated on the construction process, key milestones, and how they can report to the site manager or other appropriate representative of the developer, instances of unneighbourly behaviour from construction operatives. The statement shall also detail the steps that will be taken when unneighbourly behaviour has been reported. A log of all reported instances shall be kept on record and made available for inspection by the local a planning authority upon request; and
 - (xi) an intended date for the commencement of development and, following commencement, evidence of the material start on site.

Reason: In the interests of the amenity of neighbours in accordance with policies DES7 and EN17 of the Salford Unitary Development Plan and the NPPF.

Reason for pre-commencement condition: Any works on site could harm the amenity of neighbouring occupiers if not properly managed so details of the matters set out above must be submitted and agreed in advance of works starting.

Affordable Housing Statement

Following discussions with the council's legal team, the second and third paragraphs of condition 15 have been deleted as It is sufficient for the condition to refer to the approved Affordable Housing

Statement, the contents of which governs how the affordable housing will be provided on the land. Within the agreed statement itself it details how the requirements apply and who they will apply to, and specifically excludes mortgagees etc at paragraph 3.

The amended wording for condition 15 is set out below.

15. The affordable housing provision shall be provided in accordance with the approved Affordable Housing Statement, January 2020, received on 24th January 2020.

Reason: To ensure the correct provision of affordable housing is made to meet the established need in the borough in accordance with saved UDP policy H1 and the National Planning Policy Framework.

Landscaping Works

Further to ongoing discussions with the applicant a revised Landscape Proposal and accompanying Landscape Management Plan has been submitted for approval. The Landscape Proposal seeks to enhance the quality and maturity of the planting schedule through the incorporation of 42 heavy standard/semi-mature trees, in addition to the previously agreed hedgerows (593), shrubs (261), native hedge mix (936), bulb planting (1240) and wildflower meadows.

This is considered to represent a significantly improved planting schedule which mitigates for the loss of the 14 trees to be felled, plus the those which are self-seeded and in a poor condition.

In accordance with the above, Condition 16 has been amended to read:

16. The development hereby approved shall be implemented and maintained in accordance with the approved Landscape Management Plan Rev B (Ref: BH/6192/LMP/Rev B/NOV19).

Reason: In the interests of amenity in accordance with Policies DES1 and R1 of the Salford Unitary Development Plan and the NPPF.

Drainage

Subsequent to additional discussions with United Utilities the following condition has been requested to restrict the drainage run-off rates within the development. This is considered reasonable and in accordance with Policy EN19 of the UDP and Salford City Council's Strategic Flood Risk Assessment 2011.

17. The surface water discharge rate shall be restricted to 50% of the existing discharge rate or to greenfield runoff, whichever is greater, as per the user guide to the Salford City Council SFRA.

Reason: To ensure a satisfactory method of surface water disposal to reduce the risk of flooding elsewhere in accordance with policy EN19 of the City of Salford Unitary Development Plan and seeks to provide betterment in terms of water quality and surface water discharge rates and meets requirements set out in the following documents;

- NPPF,
- Water Framework Directive and the NW River Basin Management Plan
- The national Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015)
- Manchester, Salford, Trafford Strategic Flood Risk Assessment (SFRA) (2011) and associated technical guidance
- Environment Agency Pollution Prevention Guidelines (now withdrawn)
- Flood Risk Assessment/SuDS Requirements for new developments (Salford's SuDS Checklist)

Local Highway Authority – Proposed Layout

Following comprehensive discussions with the Local Highway Authority regarding the proposed site layout the following condition has been requested to ensure the development is completed accordance with Salford City Council's adoptable highway standards:

18. Prior to above ground works commencing the following details shall be submitted to and approved in writing by the Local Planning Authority:

- Full construction details of the new site access points on Astley Road, internal road layout with traffic calming provision, and redundant access points reinstated as continuous footway
- The provision of an uncontrolled pedestrians crossing facility (dropped kerb with tactile paving) across Astley Road
- The provision of a traffic management scheme to assist in the safe use of the proposed access point by prohibiting on-street parking and protecting the visibility splay.
- The provision of an acceptable street lighting design on the existing & proposed adopted areas.
- The provision of an acceptable highway drainage design on the existing & proposed adoptable areas; and
- The re-surfacing of the existing adopted areas around the development.

The approved details shall be implemented in accordance with the approved drawings.

Reason: In the interests of highway safety and to preserve the safety of pedestrians and other road users in accordance with Retained Policies A8 and A10 of the Salford Unitary Development Plan and the National Planning Policy Framework.

Approved Plans

In accordance with the minor alterations made to the estate road through discussion with the Local Highway Authority, in addition to the agreed amendments to the Landscape Proposal and Landscape Management Plan, Condition 2 (approved plans) has been amended to read:

2. The development hereby permitted shall be carried out in accordance with the following plans:

Location Plan	Dwg.S/AS/LP/01
Proposed Plans – Cottage Flats	Dwg. CF-D-01
Proposed Plans – 3H864 3 Block Floorplan	Dwg. 864-3BF – Rev A
Proposed Plans – 3H864 3 Block Elevations	Dwg. 864-3B
Proposed Plans – 4H1087 2 Block Plan	Dwg.GP1087-2BF
Proposed Plans – 4H1087 2 Block	Dwg.GP1087-2B
Proposed Plans – 3H897 2 Block Floorplan	Dwg.GP897-2BF
Proposed Plans – 3H897 2 Block Elevations	Dwg.GP897-2B
Proposed Plans – 2H753 3 Block Floorplan	Dwg.GP753-3BF
Proposed Plans – 2H753 3 Block	Dwg.FP753-3B
Proposed Plans – 2H753 2 Block Floorplan	Dwg.GP753-2BF
Proposed Plans – 2H753 2 Block	Dwg.GP753-2B
Proposed Street Scenes 1-1 and 2-2	Dwg. S/AS/SS/01
<i>Proposed Site Layout</i>	<i>Dwg.S/AS/CSL/01 Rev C</i>
Permeable Surfacing Plan	Dwg. 510
Permeable Paving Construction Details	Dwg. 511
Proposed Levels Plan	Dwg. 595
Hard Materials Layout	Dwg.S/AS/HSML/01
Materials Layout	Dwg.S/AS/ML/01
Boundary Treatment Plan	Dwg.S/AS>BTP/01
Boundary Treatment Details	Dwg.S/AS/BTD/01
Waste Management Plan	Dwg. S/AS/WM/01
<i>Landscape Proposal</i>	<i>Dwg. 6192.01 Rev B</i>
<i>Landscape Management Plan Rev B</i>	<i>Ref: BH/6192/LMP/Rev B/NOV19</i>

Reason: For the avoidance of doubt and in the interests of proper planning.

Added Informative

4. Highways

Dilapidation Survey:

- Developer shall contact John Horrocks to arrange a full dilapidation/Condition Survey of all adopted highways surrounding the site prior to works commencing on site. Tel: 0161 603 4046

Highway Permits/Licensing:

- Applications for all forms of highway permits/licenses shall be made in advanced of any works being undertaken on the adopted highway Note: NO boundary fencing shall be erected or positioned on any part of the adopted highway with first seeking the relevant permits/licenses from the Local Highway Authority Tel: 0161 603 4046

General Highway Information:

- Requests for general Information regarding the adopted highway network shall be directed to the Local Highway Authority – John Horrocks- 0161 603 4046

S278 and S38 Works:

- The Developer shall contact Neil Ashmall to arrange for the S278 element of the development. Neil Ashmall 0161 779 4883.
- The Developer shall contact John Proctor to arrange for the S38 element of the development. John Proctor: 0161 779 4894.

APPLICATION No: 19/74559/FUL
APPLICANT: Mr Harry Lewis
LOCATION: 24 Lyndhurst Street, Salford, M6 5YB
PROPOSAL: Change of use from C3 dwelling to C4 4 Person HMO, together with demolition of existing extension and outbuilding and erection of a single storey rear extension
WARD: Langworthy

Following the publication of the planning panel report, officers have obtained more up to date information about the number of HMO's in the Langworthy ward. The numbers quoted in the 'Principle' section of the report (pages 10-12) in respect of the total number of HMOs in the Langworthy ward and the uplift in the numbers of HMOs over and above that which existed when the 97 Seedley Park Road appeal was determined, have subsequently been updated below.

The up to date figures are as follows –

- There are currently 110 registered HMOs in the Langworthy ward. This accounts for just over 1.5% of the 7211 registered addresses in Langworthy as of October 2019
- There has been an increase of 3 registered HMOs in the Langworthy ward since planning appeal for the 97 Seedley Park Road was decided.

The maps below show the updated position in respect of the number of HMOs in the immediate vicinity of 24 Lyndhurst Street, as well as those within the wider area.





The maps demonstrate that the area in the vicinity of the site comprises a variety of dwellings in terms of the tenure and type, as does the wider area and therefore despite the numbers of HMOs having changed from that previously quoted, the conclusion remains the same. The provision of a HMO at the application site will not lead to an over concentration of HMOs in the area, with the proposal making a positive contribution towards meeting the housing needs of those requiring lower cost accommodation.

The principle of re-developing the site to provide a 4 bed HMO is therefore considered to be acceptable and in accordance with UDP polices H1 and H5.