
REPORT

Of

Strategic Director Place

To the

Planning & Transportation Regulatory Panel

On

19th March 2020

Planning Applications and Related Development Management 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.

MAIN REPORT

PLANNING AND TRANSPORTATION REGULATORY PANEL
THE LOCAL GOVERNMENT ACT 1972-SECTIONS 100A-100K

LIST OF BACKGROUND PAPERS

The "Background Papers" relating to all reports on Planning Applications appearing in this report are: -

1. The appropriate 'Development Information Folder' for each planning application on the Agenda. The contents of the folder include the following documents:
 - (a) The submitted planning application (forms, plans and supporting documents and Information)
 - (b) Correspondence with statutory and other consultees;
 - (c) Letters and other documents from interested parties.
2. Any previous planning applications and subsequent Decision Notices (if issued referred to in each planning application report on this Agenda.
3. Any Tree Preservation Order referred to in each planning application report on the agenda.
4. Any Conservation Area Plan referred to in each planning application report on the agenda.
5. Papers specifically listed under a heading "Other Background Papers" in any planning report on the agenda.

These Background Papers can normally be inspected between the hours of 8.30 am and 4.30 pm on any weekday (except Bank Holidays) at the Salford Civic Centre, Chorley Road, Swinton, M27 5AW. Whilst background papers will be made available for inspection as quickly as possible, immediate access cannot be guaranteed. It is therefore advisable wherever practical, to make an appointment by telephoning (0161) 779 6195. Alternatively the planning application forms, plans and supporting information is available on the Council's web site <http://publicaccess.salford.gov.uk/publicaccess/>

Publications

In considering planning applications or legal action, the City Council has regard to a wide range of published documents, although not 'Background Papers' for the purposes of the Local Government Act 1972 – Sections 100A-100K, are nevertheless important to the consideration of these matters.

The Government in particular has published a large number of circulars and Statutory Instruments in addition to the primary legislation and these are available from Her Majesty's Stationery Office, which has a bookshop in Manchester.

The following Local Authority publications are available for inspection at Salford Civic Centre, Chorley Road, Swinton, M27 5AW. They can also be viewed on the Council's web site <http://www.salford.gov.uk/planning-policy.htm>

If you do not have personal access to the Internet, free access is available to registered members at each of the sixteen libraries in the city.

- Design and Crime – SPD
- Trees and Development – SPD
- House Extensions – SPD
- Salford Green Space Strategy – SPD
- Nature Conservation & Biodiversity – SPD
- Lower Broughton Design Code – SPD
- Ellesmere Park – SPD
- Hot Food Take Aways - SPD
- Telecommunications - SPD
- Planning Obligations - SPD
- Sustainable Design and Construction SPD
- Design SPD

The following Planning Guidance documents have been adopted by the City Council

- The Exchange, Greengate
- Mediacity:uk & Quays Point
- Housing Planning Guidance
- Clarendon and Weaste Neighbourhood Plan
- Salford City Council - UDP Policy E5: Development in Established Employment Areas
- Flood Risk and Development Planning Guidance
- Salford central
- Irwell City Park
- Ordsall Riverside
- Pendleton Planning Guidance

Amendments/Additional Information received after the completion of this series of reports

Any amendment/additional information, such as amendments to planning applications, additional information from applicants or consultees, representations from interested parties, etc.... received AFTER the preparation of this series of reports will be reported at the Panel meeting together with any changes to my recommendation.

PLANNING & TRANSPORTATION REGULATORY PANEL

Set out below are details of all of the items which will be considered by the Planning and Transportation Regulatory Panel at their meeting. Some of these applications may be subject to a s.106 legal agreement (planning obligation). Where this is the case it will be stated next to the recommendation using the code 'S106' as detailed in the list of codes below.

Ward Members may make representations to the Panel on all items below including those with an associated s.106 legal agreement.

INDEX REPORT

(Please refer to Agenda Front Sheet for Page Numbers)

DATE: 19.03.2020

RECOMMENDATION

PER	=	Approve
AUTH	=	Consent
REF	=	Refuse
FUL	=	Full application
ADV	=	Advert Application
OUT	=	Outline Application
HH	=	Householder Application
REM	=	Reserved Matters
COU	=	Change of use
LBC	=	Listed Building Consent
CON	=	Conservation Area Consent
S106	=	Subject to a S106 Obligation

Broughton

20/74649/FUL

RECOMMENDATION: APPROVE

TIME OF MEETING: **09.30am**

PROPOSAL: Erection of a 3-storey extra care facility (C2 use), consisting of 70 no. assisted extra care units for the elderly in a mix of 1 and 2 bed apartments (all affordable units) with ancillary residents facilities, private amenity space, new open space, hard and soft landscaping, new vehicular access from Arrow Street, car and cycle parking and associated works.

LOCATION: Land To The East Of Arrow Street
Salford

APPLICANT: Mr Terry McBride

Ordsall

19/74411/HYBEIA

RECOMMENDATION: APPROVE

TIME OF MEETING: **09.30am**

PROPOSAL: Hybrid planning application for demolition of existing buildings and road bridge on the site and comprehensive redevelopment comprising of:

(a) Full planning permission for 491 dwellings; 2,296 sq m of A1, A2, A3, A4, A5, B1, D1 and D2 uses; a hotel (use class C1); multi-storey car park with play park, climbing wall and bouldering area, harbour lido, public realm and landscaping, floating gardens, realigned access road and internal cycle and pedestrian links, two new bridges; and other associated works, and,

(b) Outline planning permission with all matters reserved except for access, for up to 1004 dwellings, 920 sqm of A1, A2, A3, A4, A5, B1, D1 and D2 uses, a hotel (use class C1), public realm and landscaping, and other associated works.

(EIA development, accompanied by Environmental Statement)

LOCATION: Land At Waterfront Quay

The Quays

Salford

APPLICANT: FREP3 (Salford) Ltd