
REPORT

of

Strategic Director Place

To the

Planning & Transportation Regulatory Panel

On

14th May 2020

Planning Applications and Related Development Control Matters

(Not considered to contain exempt information)

Due to restrictions and Government guidance relating to the Coronavirus, the meeting will be held online and will be streamed live so that anybody with access to the internet can view it.

Ward Members who have registered to speak may make representations to the Panel.

AMENDMENT REPORT

APPLICATION No: 19/74362/COU
APPLICANT: Mrs Shelly Griffiths
LOCATION: RMS International, International House, M27 4LY,
PROPOSAL: Continued use of land for the storage of containers
WARD: Swinton South

Additional Observations

Since the publication of the report, Cllr Fletcher has raised additional observations:

- Considers that the application represents an improvement from the original proposal for the haulage yard.
- The haulage yard caused residents in the vicinity considerable disruption and inconvenience with noise and disturbance from the vehicles moving at night and road safety issues with the road not being suitable to be utilised by so many HGVs.
- The use of the site for storage of containers will cause far less disruption to the residents on Swinton Hall Road and will not impact on road safety.
- It is important that the recommended conditions are adhered to.

APPLICATION No: 19/74529/FUL
APPLICANT: -
LOCATION: **319 And 321 Ordsall Lane, Salford, M5 3HP,**
PROPOSAL: **Demolition of existing buildings and redevelopment of existing sites comprising the erection of residential development ranging from 6 to 9 storeys (above lower ground level) providing 500 dwellings together with associated amenity space, on-site car parking, cycle storage, landscaping, boundary treatments and new public realm**
WARD: **Ordsall**

ADDITIONAL OBSERVATIONS

Since publishing the report, the applicant has submitted additional daylight/sunlight information in respect of the windows facing the internal courtyards of the scheme. The perimeter block approach to the layout of the scheme, as promoted in the planning guidance, by its nature could limit daylight and sunlight to these inward facing apartments. During the application a daylight and sunlight report was submitted, following the results of this, the internal layout was amended to remove deep recesses. From this initial assessment it was clear that some apartments would experience lower levels of daylight and sunlight, however, at the request of officers, the new information now quantifies this impact. This information does not assess every window overlooking the courtyard but is sufficient in its details to make a fair appraisal of the impacts.

The apartments which will experience lower levels of daylight and sunlight are between the first and fourth floors, are north facing and mainly located in the courtyards closest to the Ship Canal which are surrounded by the taller blocks. There are 250 apartments which have an aspect directly over the amenity space within the site. The vast majority (83%) of these internal apartments would meet the BRE average daylight factor guidance.

The new information reaffirms the position that, the vast majority of future occupiers will experience acceptable levels of both daylight and sunlight. Whilst it is accepted that there will be a small percentage of the internally facing apartments with slightly below average BRE daylight results this is in part a factor of the overall design of the development. Taken as a whole and including the perimeter facing apartments it is considered that in the overall planning balance the design of the scheme and the wider regeneration benefits that result from this outweighs the daylight sunlight impacts as identified.

It has also come to our attention that the reference to condition numbers within conditions 5 and 18 are incorrect. These conditions should read:

5. Pursuant to condition 4; and prior to first use or occupation a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy EN17 of the City of Salford Unitary Development Plan and the National Planning Policy Framework

18. In respect of condition 17, the 6 street trees as shown on plan 19006 (90) -P-100-PL3 along Ordsall Lane shall be a minimum girth of 20cm.

Reason: In the interests of good arboricultural practice and to protect the amenity of the area in accordance with policy EN12 of the City of Salford Unitary Development Plan, the Trees and Development Supplementary Planning Document, the Ordsall Riverside Planning Guidance and the National Planning Policy Framework.

APPLICATION No: 20/74751/FUL
APPLICANT: **Salix Homes And Step Places**
LOCATION: **Land At Kara Street And Liverpool Street, Salford, M6 5GG**
PROPOSAL: **Proposed residential development comprising 157 dwellings (Use Class C3) (of 111 houses and 46 apartments) across two adjacent sites, including new and realigned public highway, landscaping, open space and all other associated works**
WARD: **Langworthy**

Additional Observations

Since the publication of the agenda the agents have expressed a need for the conditions to be updated to reflect that there will be two developers delivering the scheme (Salix and Step Places). A site plot plan has been provided that indicates the western parcel as site A and the eastern parcel as site B. The site plan has been added to the approved plans list and the wording of conditions has been updated where necessary to enable discharge in relation to a particular site so as not to hold up development or occupation of units should the two developers be running to a different programme.

Condition 12 has been updated so it is no longer a pre commencement condition but now requires the tree replacement scheme to be submitted prior to above ground works.

Objections have been received from Councillor Reynolds and Councillor Warmisham and a request for the application to be heard at Panel. The objection from Councillor Warmisham sets out that he has been contacted by a number of residents who are concerned regarding the inclusion of roof terraces on the properties backing onto existing properties along Langworthy Road and that they have not been consulted on the proposed development. Councillor Warmisham supports these objections. Councillor Reynolds confirms she is in support of the development but does object to the design of the 6 houses on Nansen Street which back onto houses on Langworthy Road due to the inclusion of balconies and their impacts on privacy.

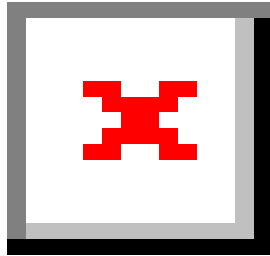
Matters in relation to privacy have been raised previously and are discussed within the panel report. Where properties propose a rear roof terrace backing onto existing properties a privacy screen is proposed to sit on top of the rear parapet wall in order to protect the privacy of existing residents. The following new condition has been recommended to ensure the privacy screens are installed prior to first occupation of the units and retained thereafter:

26. Where privacy screens are indicated on the approved plans they shall be erected prior to the first occupation of that dwelling and shall be retained as such thereafter.

Reason: In the interest of the amenity of residents in accordance with policy DES7 of the City of Salford Unitary Development Plan and the National Planning Policy Framework.

As set out in the panel report, the applicants carried out community consultation prior to the submission of the application. The extent of their consultation is shown on the plan below and includes properties along Langworthy Road.

As set out in the panel report, following the submission of the planning application, 282 neighbouring occupiers were notified by the Local Planning Authority and this included the properties along Langworthy Road that sit between Greenland Street and Liverpool Street.



Further discussions have taken place in relation to the use of on street cycle hangers to provide cycle storage for the houses within the development. The applicants are happy with the principle of enhancing cycle storage provision and to consider the use of external storage hangers, however further time is required to explore how this may be appropriately delivered and therefore final details of cycle storage provision will be dealt with through condition 24 which has been updated to ensure a consideration of on street secure cycle parking and now reads:

24. Notwithstanding the details shown on the drawings hereby approved, full details of secure cycle parking for both the apartments and the houses, including consideration of the use of on street secure parking, shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented and made available for its intended use prior to the occupation of the development hereby approved and shall be retained thereafter.

Reason: To encourage more sustainable modes of travel in accordance with policies ST14, A2 and A10 of the City of Salford Unitary Development Plan and the National Planning Policy Framework.

In relation to public realm further detailed discussions are still ongoing and whilst good progress has been made full details and costings of the public realm scheme are still being worked through and have not yet been finalised. The resolution on the public realm contribution therefore remains as per the panel report with final details to be secured through the S106 agreement.