

REPORT OF The Strategic Director for Place

TO The Planning & Transportation Regulatory Panel

ON 2nd July 2020

TITLE: Planning Applications and related Development Control Issues

RECOMMENDATIONS: As indicated in respect of each application.

EXECUTIVE SUMMARY: This report sets out details of the planning applications for determination at this meeting.

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.

BACKGROUND DOCUMENTS:

PLANNING AND TRANSPORTATION REGULATORY PANEL

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.

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 ‘case file’ for each planning application on the agenda which is available on [the council’s website](#).

The contents of the file 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 (available on request).
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.

Although background papers are normally available for inspection at the Civic Centre, Chorley Road, Swinton, due to restrictions and Government guidance relating to the Coronavirus, they are only available online at this time. If you wish to inspect letters submitted by interested parties please email planning.contact@salford.gov.uk.

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 amount of guidance and Statutory Instruments in addition to the primary legislation and these are available online.

The following Local Authority publications are available on the [Council's web site](#) –

- 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
- Claremont 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.

KEY DECISION: NO

DETAILS: See attached application reports.

KEY COUNCIL POLICIES: See background papers above.

EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS: N/A

ASSESSMENT OF RISK: N/A

LEGAL IMPLICATIONS Supplied by: N/A

FINANCIAL IMPLICATIONS Supplied by: N/A

PROCUREMENT IMPLICATIONS Supplied by: N/A

HR IMPLICATIONS Supplied by: N/A

CLIMATE CHANGE IMPLICATIONS Supplied by: N/A

OTHER DIRECTORATES CONSULTED: N/A

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WARDS TO WHICH REPORT RELATES: As detailed within each application report.

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: 02.07.2020

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

Ordsall

19/74484/REM RECOMMENDATION: APPROVE

TIME OF MEETING:

PROPOSAL: Details of reserved matters for access, appearance, landscaping, layout and scale for a residential-led development comprising of 1,298 apartments and 16 townhouses (use class C3) and 1423sqm of commercial floor space (use classes A1, A2, A3, A4, A5, B1, D1 and D2) with associated works, pursuant to outline planning permission 18/72756/OUT

LOCATION: Land To The West Of
Michigan Avenue
Salford
M50 2GY

APPLICANT: C/O Agent

Little Hulton

20/75125/REM

RECOMMENDATION: APPROVE

TIME OF MEETING:

PROPOSAL: Details of Reserved Matters planning application pursuant to outline planning permission 13/63740/EIAHYB for access, appearance, landscaping, layout and scale for industrial/warehouse building with yard, parking and associated supporting infrastructure.

LOCATION: Plot H, Logistics North Land Off Lomax Way
(Logistics North Spine Road)
Logistics North
Salford

APPLICANT: Mr Rob Haslam

Langworthy

20/74751/FUL

RECOMMENDATION: APPROVE

TIME OF MEETING:

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

LOCATION: Land At Kara Street And Liverpool Street
Salford
M6 5GG

APPLICANT: Salix Homes And Step Places