

REPORT

Of

The Strategic Director for Place

To the

Planning & Transportation Regulatory Panel

On

4th February 2021

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: 20/76134/FUL
APPLICANT: RJR Securities Limited
LOCATION: Chapel Street, Salford, M3 7NH,
PROPOSAL: Erection of 16-storey building plus plant comprising a hotel (Use Class C1) with ancillary bar and restaurant uses, access, servicing, landscaping and other associated works
WARD: Ordsall

CONSULTATIONS

Network Rail (NR) – Network Rail remain of the view that the proposed western fence-line is situated on their land and should be moved accordingly. The applicant has stated that they are assured that their own interpretation of the title boundary is correct. They plan to resolve the matter with NR over the coming weeks. If required, this could be achieved by refining the position of the western boundary by a very limited amount (c.300mm).

The land in question has no bearing on the LPA's assessment of the development proposals. It has no impact on the position of the building or the applicant's ability to access and service it. It is however recommended that the decision notice only be issued once discussions regarding the western boundary have been adequately resolved.

Separately, NR now accept that the development does not encroach onto land within their ownership directly to the north of the site.

ADDITIONAL OBSERVATIONS

Access, Highways and Parking

The applicant has presented two updated options for accommodating 20 cycle parking spaces to the western side of the building; one showing cycles arranged horizontally and the other indicating a semi-vertical racking system, which the applicant states would result in a more regular developed area that will also facilitate future redevelopment of the adjacent plot. The LHA consider the horizontal system to be preferable but are satisfied that either option could be made to work. The final details for cycle parking will therefore be agreed as part of condition 18.

RECOMMENDATION

That planning permission be granted subject to the following planning conditions and that:

- I. The City Solicitor be authorised to enter into a legal obligation under Section 106 of the Town and Country Planning Act 1990 to secure the following heads of terms:
 - A financial contribution of £432,000 towards the delivery of public realm and highways improvements along Chapel Street.
 - A financial contribution of £4,000 towards changes to Traffic Regulation Order's (TROs) along Chapel Street.
- II. That the applicant be informed that the Council is minded to grant planning permission, subject to the conditions stated below, on completion of such legal obligation;
- III. That authority be given for the decision notice relating to the application be issued, (subject to the conditions and reasons stated below) on completion of the above-mentioned legal obligation **and conclusion of discussions between the applicant and Network Rail regarding the position of the western site boundary.**

CONDITIONS:

Amend the following condition to read:

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

Site Location Plan – HCSS-NOR-XX-XX-DR-A-90001 Rev: P03
Proposed Site Plan – HCSS-NOR-XX-DR-A-90003 Rev: P03
Proposed Site Plan–Level 00 - HCSS-NOR-XX-00-DR-A-00001 Rev: P015
Proposed Plan-Level 01 – HCSS-NOR-XX-01-DR-A-00002 Rev: P015
Proposed Plan-Level 02 – HCSS-NOR-XX-02-DR-A-00003 Rev: P014
Proposed Plan-Level 03 – HCSS-NOR-XX-03-DR-A-00004 Rev: P014
Proposed Plan-Level 04 – HCSS-NOR-XX-04-DR-A-00005 Rev: P014
Proposed Plan-Level 05 – HCSS-NOR-XX-05-DR-A-00006 Rev: P014
Proposed Plan-Level 06 – HCSS-NOR-XX-06-DR-A-00007 Rev: P014
Proposed Plan-Level 07 – HCSS-NOR-XX-07-DR-A-00008 Rev: P014
Proposed Plan-Level 08 – HCSS-NOR-XX-08-DR-A-00009 Rev: P014
Proposed Plan-Level 09 – HCSS-NOR-XX-09-DR-A-00010 Rev: P014
Proposed Plan-Level 10 – HCSS-NOR-XX-10-DR-A-00011 Rev: P014
Proposed Plan-Level 11 – HCSS-NOR-XX-11-DR-A-00012 Rev: P014
Proposed Plan-Level 12 – HCSS-NOR-XX-12-DR-A-00013 Rev: P014
Proposed Plan-Level 13 – HCSS-NOR-XX-13-DR-A-00014 Rev: P014
Proposed Plan-Level 14 – HCSS-NOR-XX-14-DR-A-00015 Rev: P014
Proposed Plan-Level 15 – HCSS-NOR-XX-15-DR-A-00016 Rev: P015
Proposed Plan-Level 16 – HCSS-NOR-XX-16-DR-A-00017 Rev: P015
Proposed Plan-Roof – HCSS-NOR-XX-17-DR-A-00018 Rev: P016
Proposed Site Plan – HCSS-NOR-XX-XX-DR-A-90003 Rev: P06
Proposed Elevations – HCSS-NOR-XX-EL-DR-A-00103 Rev: P014
Proposed Elevations – HCSS-NOR-XX-EL-DR-A-00104 Rev: P012
Proposed Site Context Elevations – HCSS-NOR-XX-EL-DR-A-00102 Rev: P05
Proposed Elevation Detail 01–South – HCSS-NOR-XX-EL-DR-A-00105 Rev: P06
Proposed Elevation Detail 02-South – HCSS-NOR-XX-EL-DR-A-00106 Rev: P05
Proposed Elevation Detail 03-North – HCSS-NOR-XX-EL-DR-A-00107 Rev: P04
Proposed South Elevation Details – HCSS-NOR-XX-SX-DR-A-00302 Rev: P02
Proposed Building Section A-A – HCSS-NOR-XX-SX-DR-A-00201 Rev: P08
Proposed Building Section B-B – HCSS-NOR-XX-SX-DR-A-00202 Rev: P08
Proposed Building Section C-C – HCSS-NOR-XX-SX-DR-A-00203 Rev: P04
Proposed Section Detail D-D – HCSS-NOR-XX-SX-DR-A-00301 Rev: P02

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

6. Pursuant to condition 5, and prior to first use or occupation, **if remediation works are required**, 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

APPLICATION No: 20/76306/FUL
APPLICANT: N/A
LOCATION: Plot A3, New Bailey, Salford, M3 5EN, ,
PROPOSAL: Demolition of existing on-site structures and the development of an office building including ground floor unit (for shop, financial/professional services, restaurant/cafe, drinking establishment, hot food takeaway, business or leisure use) together with associated landscaping, highways and other works.
WARD: Ordsall

Since the publication of the agenda, part (a) of condition 7 (landscaping) has been updated to clarify that the requirements of this condition do not override in any way the requirements of the façade strategy required by condition 20. Condition 7 now reads:

- 7) (a) Notwithstanding the details shown on the approved plans, and those of the façade strategy report required by condition 20, the development hereby permitted shall not be occupied until full details of hard and soft landscaping, including full details of the brown roofs and roof terrace area, have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, boundary treatments, external lighting, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works and future maintenance.
- (b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within 18 months of first occupation of the development hereby permitted, whichever is the later.
- (c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.