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**REPORT**

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of

The Strategic Director Place

To the

Planning & Transportation Regulatory Panel

On

29<sup>th</sup> July 2021

Planning Applications and Related Development Control Matters

(Not considered to contain exempt information)

Ward Members may make representations to the Panel.

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**AMENDMENT REPORT**

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**APPLICATION No:** 20/75512/FUL  
**APPLICANT:** **Punch Partnerships (PML) Limited**  
**LOCATION:** **Plot Of Land to the Rear Of 40-48 , Peel Green Road, Eccles, M30 7AY,**  
**PROPOSAL:** **Erection of 8no. dwellings following demolition of the former pavilion, together with relocation of the access from Edison Road and associated parking and landscaping.**  
**WARD:** **Barton**

### **Appraisal**

Since the publication of the Panel Report, amended site layout and elevation plans have been submitted. These have adjusted the position of Units 1-3 to the south and have replaced a bay window on the first-floor of Unit 1 with a window that runs flush with the main front elevation of the property.

Consequently, condition 2 (approved plans) has been amended to read as follows:

*The development hereby permitted shall be carried out in accordance with the following approved plans:*

*Site Location Plan 0.00 A Dated 03.06.2020*

*Proposed Site Plan 10.00 L dated 25.11.2020 re-issued 22.07.2021.*

*Proposed Elevations Plot 4 and 5 10.06 A dated 25.11.2020*

*Proposed Elevations Plots 6-8 10.02 B dated 25.11.2020*

*Proposed Elevations Plots 1-3 10.02 D dated 25.11.2020 re-issued 22.07.2021*

*Proposed Floor Plans Plots 4-5 10.05 A dated 25.11.2020*

*Proposed Floor Plans Plots 1-3 and 6-8 10.01 B dated 25.11.2020*

*Proposed Hard and Soft Landscaping Plan 10.03 F dated 20.11.2020 re-issued 07.05.2021*

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

**APPLICATION No:** 20/75811/FUL  
**APPLICANT:** **Wellington Pub Company**  
**LOCATION:** **The Unicorn , 539 Liverpool Road, Eccles, M30 7BY**  
**PROPOSAL:** **Demolition of The Unicorn and erection of 16 new dwellings with modification to existing accesses.**  
**WARD:** **Barton**

**Representations**

Since the publication of the Panel Report, a local resident has provided a further letter of support, which requests that financial contributions be directed towards improving the Lorne Street allotments, instead of those at Tindall Street, as they are situated closer to the application site.

**APPLICATION No:** 20/76662/FUL  
**APPLICANT:** ForViva ForViva  
**LOCATION:** Moat Hall Sports Centre Eccles Arlfc , Hallsworth Road, Eccles, M30 7LS  
**PROPOSAL:** Demolition of the former Salford City Roosters Rugby League Clubhouse and erection of 48 dwellings (social housing), consisting of 18 houses and 30 apartments with associated landscaping and access arrangements.  
**WARD:** Winton

Since the publication of the planning panel report the Local Highway Authority have, for completeness, requested a slight amendment to the proposed site plan to incorporate the previously approved Hallworth Road and Salford Greenway junction works permitted through planning application 19/74466/FUL for the relocated clubhouse to the north of the application site. These works are encircled below in yellow and have resulted in a minor alteration to the footpath within the red line boundary.



Figure 1: Amended Site Plan

Please note that on the submission of the amended site plan, Condition 2 has been edited to read:

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

Site Location Plan	Dwg. A
<i>Proposed Site Plan</i>	<i>Dwg. 002 A Rev F</i>
Existing and Proposed Site Section and Levels	Dwg. A
Proposed 2B4P Semi-Detached	Dwg. 003 Rev B
Proposed 2B4P Semi-Detached Aspect	Dwg. 004 Rev B
Proposed 3B5P Semi-Detached	Dwg. 005 Rev B
Proposed 3B5P Semi-Detached Aspect	Dwg. 006 Rev B
Proposed 2B3P Detached Bungalow	Dwg. 007 Rev B
Apartment Floor Plans	Dwg. 009 Rev B
Proposed Apartment GA First and Second Floor Plan	Dwg. 010 Rev B
Proposed 2B3P Bungalow Terrace	Dwg. 012 Rev B
Proposed Refuse Store	Dwg. A
Proposed Bicycle Store	Dwg. A

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

**APPLICATION No:** 21/76964/FUL  
**APPLICANT:** **Lidl Great Britain Limited**  
**LOCATION:** **Mocha Parade, Salford, M7 1QE,**  
**PROPOSAL:** **Demolition of existing buildings and the erection of a new Lidl foodstore (Class E) with associated car parking and landscaping.**

### **Representations**

Since the publication of the agenda two additional representations of support have been received from Councillors Brabiner and Merry. The representation from Councillor Brabiner sets out support for a much-needed supermarket along with local jobs on Mocha Parade, which has become an eyesore. The representation from Councillor Merry states that the vast majority of the community are keen that this progresses as speedily as possible. Having read the report, Cllr Merry considers that if anything the flood risk has been reduced as a result of this development and that it would not be detrimental to the area and will be of benefit to the whole community.

### **Planning Policy**

The panel report references paragraph 213 of the 2019 NPPF in terms of considering the weight which can be afforded to the policies of the Council's adopted Unitary Development Plan. This has been superseded by paragraph 219 of the revised, July 2021 NPPF which again establishes that existing policies (such as Salford's UDP) are not out-of-date simply because they were adopted or made prior to the publication of NPPF. As before, in terms of this application it is considered that the relevant policies of the UDP can be afforded due weight for the purposes of decision making as the relevant criteria within the UDP policies applicable to the proposed development are consistent with the policies contained in the NPPF. As set out throughout the discussion within the panel report it is considered that the development is compliant with the relevant development plan policies.

The NPPF paragraph numbers in the reason attached to condition 13 and 30 have been updated to reflect the updated version of the NPPF (July 2021).

### **Appraisal**

#### **Flood Risk**

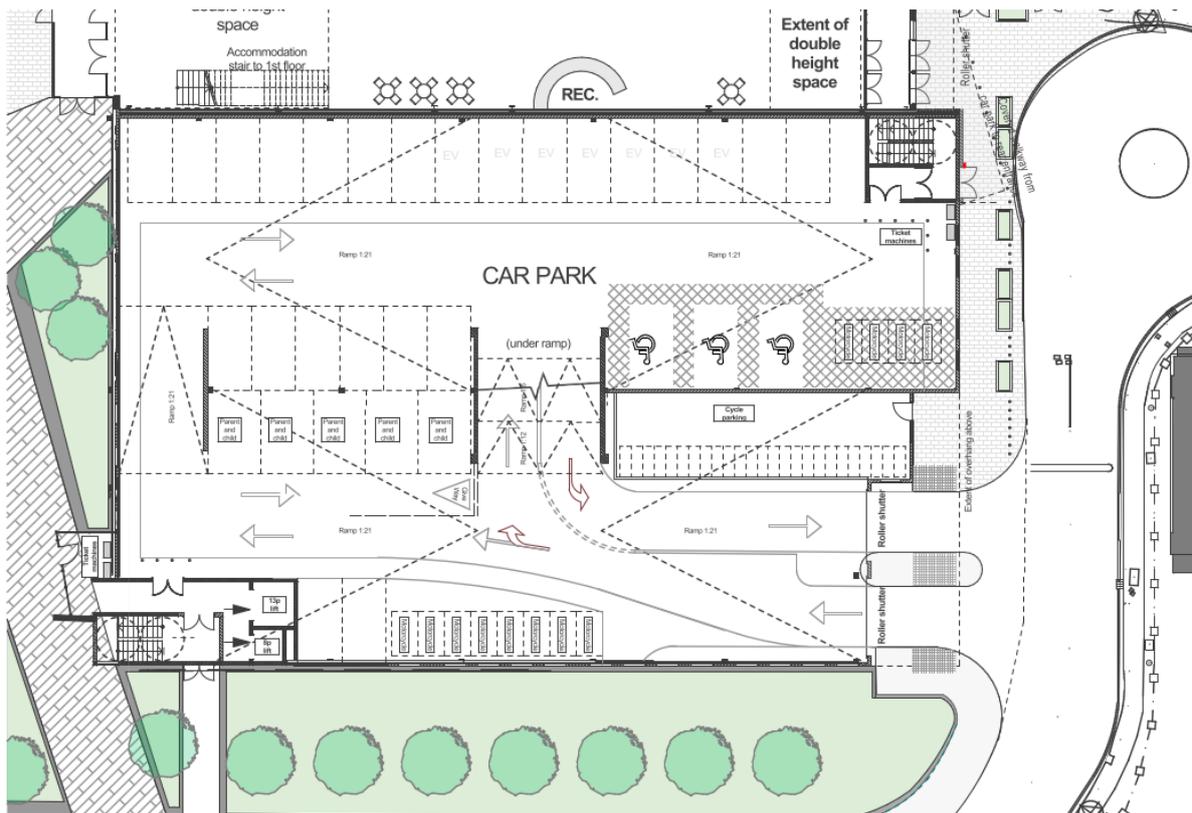
The published report also highlighted that discussions were ongoing to secure a robust Emergency Planning Statement. These detailed discussions are still ongoing and whilst good progress has been made the plan has not yet been finalised. Given the known flood risk at the site, it is imperative that agreement is reached on all relevant aspects of the emergency planning statement prior to the determination of the application to ensure the safety of users of the development in the event of a flood.

It is recommended, therefore, that the final approval of the Emergency Planning Statement be delegated to the Assistant Director for Technical Services, in consultation with the Chair of the Panel, and that the decision is not issued until such time as the Emergency Planning Statement is finalised and agreed with the details of the agreed plan then to be secured by condition.

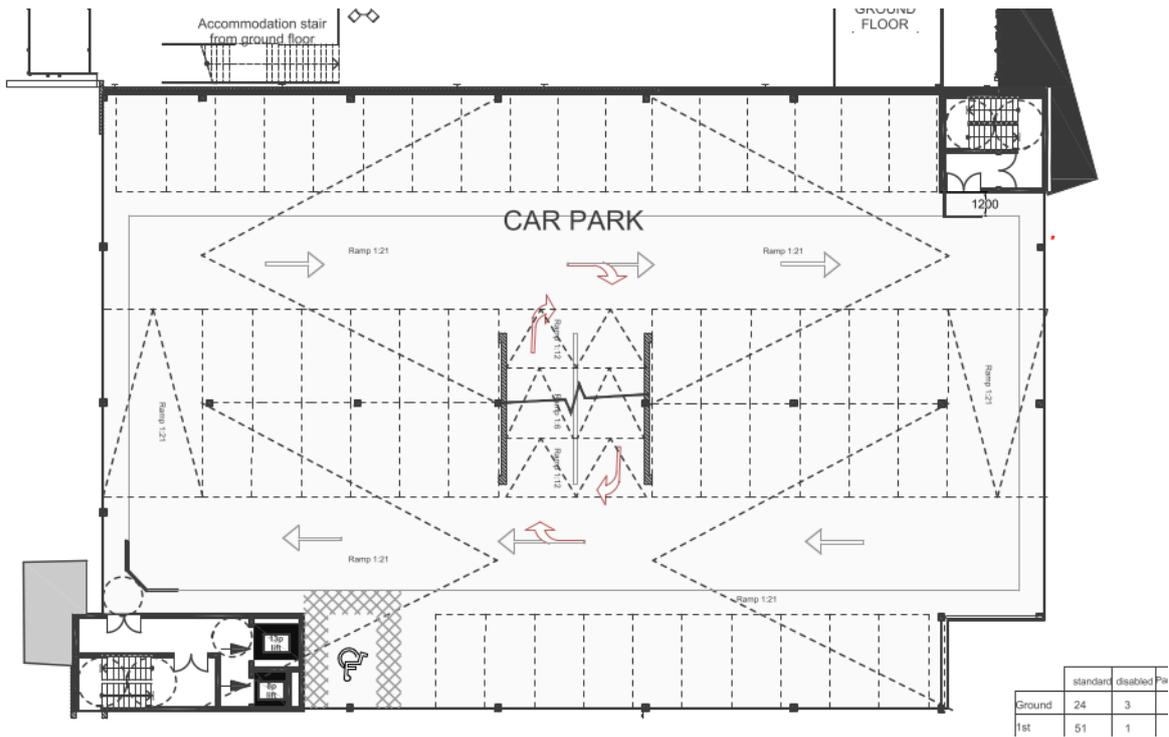
**APPLICATION No:** 21/77363/FUL  
**APPLICANT:** Mr Mark Steele  
**LOCATION:** !Audacious Church, , Trinity Way, , Salford, , M2 7BD  
**PROPOSAL:** Erection of a a 5 storey extension to the south west and a 2 storey extension to the north east of the of the existing steel portal frame building to provide new and enhanced facilities for the Church (Use Class F.1), together with the construction of a multi-storey (7 storeys) car park with associated access and landscaping.  
**WARD:** Ordsall

Since the publication of the planning panel report discussions have progressed between the Local Highway Authority and the applicant's transport consultant in respect to the proposed car parking layout for the multi-storey car park.

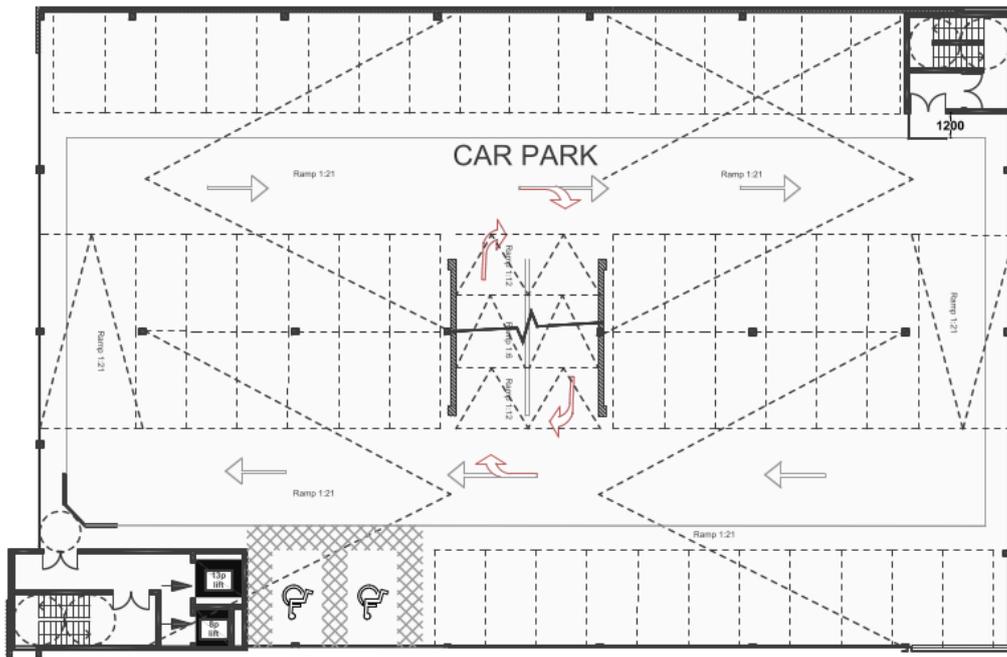
The proposed development seeks to provide 364 car parking spaces (10 as disabled alongside 6 for EV charging) and 13 motorcycle spaces. 84 cycle spaces are also proposed and Members' attention is drawn to condition 11 of the planning panel report which requests confirmation of the cycle storage details to be first approved by the Local Planning Authority and thereafter made available prior to occupation of the development.



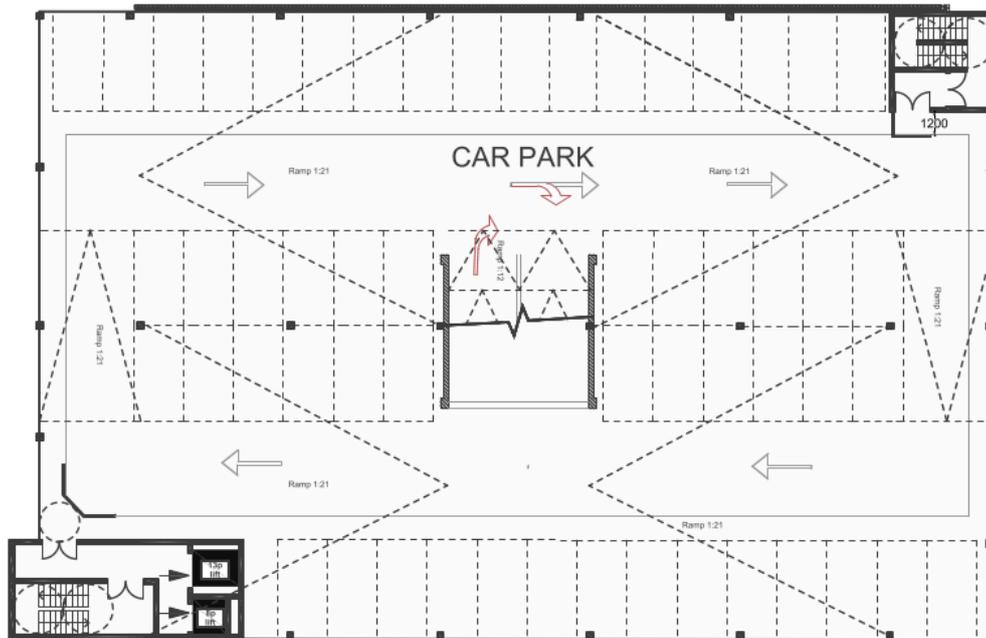
Proposed Ground Floor Plan of Multi-Storey Car Park



Proposed First Floor Plan of Multi-Storey Car Park



Proposed Second to Fifth Floor Plan of Multi-Storey Car Park



Proposed Sixth Floor Plan of Multi-Storey Car Park

Please note that on the submission of the car parking layout for the multi-storey car park, Condition 2 has been amended to read:

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

Location Plan	Dwg. 1953 1.1 Rev C
Ground Floor Plan Proposed – Overall	Dwg. 1953 2.1 Rev i
First Floor Plan Proposed – Overall	Dwg. 1953 2.2 Rev h
Ground Floor Plan Proposed – Link Building	Dwg. 1953 2.3 Rev j
First Floor Plan Proposed – Link Building	Dwg. 1953 2.4 Rev i
Second Floor Plan Proposed – Link Building	Dwg. 1953 2.5 Rev L
Third Floor Plan Proposed – Link Building	Dwg. 1953 2.6 Rev k
Fourth Floor Plan Proposed – Link Building	Dwg. 1953 2.7 Rev L
Primary Elevations – Proposed – Link Building	Dwg. 1953 2.14 Rev f
Rear Entrance and Rear Car Park Proposed Elevations	Dwg. 1953 2.15 rev f
Roof Plan – Proposed – Link Building	Dwg. 1953 2.12 rev f
Section Y-01 through Building Link – proposed	Dwg. 1953 2.13 rev G
<i>MSCP Layout GF</i>	<i>Dwg. 1953 SK110C</i>
<i>MSCP 1<sup>st</sup> Floor</i>	<i>Dwg. 1953 SK111D</i>
<i>2<sup>nd</sup> to 5<sup>th</sup> Floor MSCP</i>	<i>Dwg. 1953 SK112E</i>
<i>6<sup>th</sup> Floor MSCP</i>	<i>Dwg. 1953 SK113D</i>

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

**APPLICATION No:** 21/77687/COU  
**APPLICANT:** **Jo Graham**  
**LOCATION:** **131 Barton Lane, Eccles, M30 0FR**  
**PROPOSAL:** **Change of use from C3 Dwelling to a 5 bedroom HMO (C4)**  
**WARD:** **Barton**

Since the publication of the planning panel report a representation has been received from Councillor Mullen, who objects to the proposed development on the following grounds:-

- There are already two HMO's on the opposite side of the road next to the shop; these have already caused problems with parking and disruption to traffic flow.
- Waste and rubbish problems.
- The use would give rise to anti-social behaviour;
- Junction improvements are proposed in this area due to the increase in traffic.
- There is a desperate shortage of family homes in Barton & Winton. There is an adequate supply of affordable accommodation in the area which is available through Registered Providers.
- There are apartments on the new build residential development (Newhaven estate)
- This area cannot continue to allow any more HMO's or apartments conversions as the Council does not know the true figure of the number of HMOs in the area.