ITEM 1

Application Reference	**DC/076532**
Location:	41-43 Further Hey Werneth Road Woodley Stockport SK6 1HP
PROPOSAL:	Demolition of the existing buildings and remedial ground works.
Type Of Application:	Full Application
Registration Date:	15.04.2020
Expiry Date:	20200610
Case Officer:	Karyn Clarke
Applicant:	Cube Homes Ltd
Agent:	Paul Butler Associates

UPDATE

Members will be aware that this application proposal came to committee in July and committee resolved to grant planning consent. However, due to technical difficulties, the opportunity for residents to make representations on the proposal to the committee did not take place. In order to ensure the interests all parties are not prejudiced the application has been brought back to committee for Members to consider afresh and to permit parties on both sides to express their views on the application during public speaking.

DELEGATION/COMMITTEE STATUS

Werneth Area Committee. Application called up due to receipt of more than four letters of objection.

DESCRIPTION OF DEVELOPMENT

Demolition of the existing buildings and remedial ground works.

SITE AND SURROUNDINGS

The application site of approximately 0.5 hectares and rectangular in shape, is located on the Northern side of Werneth Road and comprises a large detached building which was previously used as a residential care home. The building is of traditional design, of red brick construction with a slate roof and is predominantly two storey in nature, with two storey and single storey outriggers and extensions to the East and North East. The building has been vacant for a number of years and has fallen into disrepair. Vehicular access is taken from Werneth Road to the South, which is served by an existing hardsurfaced private driveway. The wider site comprises garden areas and a number of trees, many of which are subject to a Tree Preservation Order. Site levels rise from South to North and from West to East.

To the rear (North) of the site are semi-detached residential dwellinghouses on Westfield Drive, which have rear windows and garden areas facing the site. Adjoining the site to the Eastern side is a detached residential bungalow at Number 45 Werneth Road and rear gardens of properties on Westfield Drive. To the front (South) of the site is Werneth Road with residential properties beyond. The site is

adjoined to the Western side by a detached residential dwellinghouse at Number 39 Werneth Road.

POLICY BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 ("PCPA 2004") requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan includes-

- Policies set out in the Stockport Unitary Development Plan Review adopted 31st May 2006 which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004; &

- Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document adopted 17th March 2011.

Saved policies of the SUDP Review

- EP1.7 : DEVELOPMENT AND FLOOD RISK;
- NE1.1 SITES OF SPECIAL NATURE CONSERVATION IMPORTANCE;
- NE1.2 : SITES OF NATURE CONSERVATION IMPORTANCE;
- NE3.1 : PROTECTION AND ENHANCEMENT OF GREEN CHAINS;

LDF Core Strategy/Development Management policies

- SD-6 : ADAPTING TO THE IMPACTS OF CLIMATE CHANGE
- CS8 : SAFEGUARDING AND IMPROVING THE ENVIRONMENT
- SIE-1 : QUALITY PLACES
- SIE-3 : PROTECTING, SAFEGUARDING AND ENHANCING THE ENVIRONMENT
- CS9 : TRANSPORT AND DEVELOPMENT
- T-1 : TRANSPORT AND DEVELOPMENT
- T-2 : PARKING IN DEVELOPMENTS
- T-3 : SAFETY AND CAPACITY ON THE HIGHWAY NETWORK

National Planning Policy Framework (NPPF)

A Revised National Planning Policy Framework (NPPF) issued by the Secretary of State for Housing, Communities and Local Government (MHCLG) on 19th February 2019 replaced the previous NPPF (originally issued 2012 & revised 2018). The NPPF has not altered the fundamental legal requirement under Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions must be made in accordance with the Development Plan unless material considerations (such as the NPPF) indicate otherwise.

The NPPF representing the governments up-to-date planning policy which should be taken into account in dealing with applications focuses on achieving a lasting housing reform, facilitating the delivery of a greater number of homes, ensuring that we get planning for the right homes built in the right places of the right quality at the same time as protecting our environment. If decision takers choose not to follow the NPPF, then clear and convincing reasons for doing so are needed.

N.B. In respect of decision-taking the revised NPPF constitutes a "material consideration".

National Planning Policy Framework.

Para.1 *"The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied".*

Para.2 "*Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise".*

Para.7 "*The purpose of the planning system is to contribute to the achievement of sustainable development".*

Para.8 "*Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

a) an economic objective
b) a social objective
c) an environmental objective"

Para.11 "*Plans and decisions should apply a presumption in favour of sustainable development.*

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

> *i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
>
> *ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".*

Para.12 "……..*Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed".*

Para.38 "*Local planning authorities should approach decisions on proposed development in a positive and creative way….. Decision-makers at every level should seek to approve applications for sustainable development where possible".*

Para.47 "*Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing".*

Para.124 "*The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".*

Para.130 *"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development".*

Para.153 states *"In determining planning applications, local planning authorities should expect new development to:*

a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption".

Para.213 "*existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)".*

Planning Practice Guidance

The Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place (launched in March 2014) and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

RELEVANT PLANNING HISTORY

- DC/066661 –Demolition of existing buildings and erection of up to 7 dwellings with associated works. (Outline application) – GRANTED 9/8/18 (Area Committee Decision);

- DC/062746 - Demolition of existing buildings and erection of up to 5 dwellings with associated works (Outline Planning Application seeking approval for access only) – GRANTED - 07.11.2016 (Area committee Decision).

- J.71870 : Change of use from a residential home for the elderly to a guest house/hotel : Granted – 09/03/99.

- J.46510 : Private dwellinghouse : Refused – 03/10/89.

- J.31729 : Dwelling House : Withdrawn – 15/08/84.

- J.5827 : Proposed bedroom accommodation : Granted – 26/05/76.

NEIGHBOUR'S VIEWS

The owners/occupiers of surrounding properties were notified in writing of the proposal. The neighbour notification period has expired.

5 letters of objection have been received and can be summarszed as follows:

There is no mention of how the preserved trees will be protected in accordance with the tree preservation survey.
There is a natural hedge to the rear of property backing onto Further Hey which is used by wild life and nesting birds, as mentioned in the wild life survey, and would object to this being removed.
Heavy large plant and equipment will be used during the demolition. How will the trees, root systems and hedges be protected from damage during demolition ?
Concerns that the underground flowing water may get blocked or diverted during demolition and remedial land works and cause flooding to our property. How will this be avoided.
The demolition will release large amounts of dust, poisonous substances i.e asbestos and toxic fumes and gases into the atmosphere. How can we be protected?

Whilst welcoming action to be taken ,as this site is becoming derelict, my concerns are as follows:
Road access for heavy demolition equipment onto the site.
Consultation with each individual householder regarding their own boundary fences abutting the site.
Care of the tree roots during demolition. Damage to these could affect not only the trees themselves but would have a severe affect on the underground water on site. This affect would be magnified if the proposed removal of the largest of these Protected And majestic trees is allowed. The loss of their uptake of water would increase the flooding into gardens significantly. Replacement trees would take years to remedy this problem.

A further letter of objection to the amended scheme has been submitted raising similar concerns to this already expressed.

CONSULTEE RESPONSES

Arboricultural Officer

Thank you for your request for comments on the arboriculture implications of the above application. Having viewed the details submitted as part of a planning application consultation I have the following comments to make:

Site Context

The proposed development site is located within a former residential/care home building and site predominantly on the former hard standing areas and formal grounds of the buildings. The plot is comprised largely of informal grounds and associated infrastructure.

Legislative and Policy Framework

Conservation Area Designations

The proposed development is not within or affected by a conservation Area.

Legally Protected Trees
There are legally protected trees within this site or affected by this development (Werneth Road, Woodley No.1 2006).

Invasive Species
Please refer to Nature Development Officer comments.

Stockport's Core Strategy DPD
CS – 8 Biodiversity and Nature Conservation
SIE-1 Development Management
SIE-3 Protecting, Safeguarding and enhancing the Environment
3.345/3.346/3.347
Stockport's Unitary Development Plan (Retained Policy)
NE1.1 SITES OF SPECIAL NATURE CONSERVATION IMPORTANCE
NE1.2 SITES OF NATURE CONSERVATION IMPORTANCE
NE3.1 PROTECTION AND ENHANCEMENT OF GREEN CHAINS

Recommendations:

The building for demolition footprint is shown at this stage within the informal grounds of the existing site and the proposed demolition should not affect any additional trees however, they propose the removal of the previously approved trees from previous planning approval.
A full tree survey has been supplied as part of the planning application to show the condition, amenity levels of the existing trees, and where applicable which trees could be retained to increase the amenity levels of the site with retained mature trees.

In principle the main demolition works should not have any negative impact on trees on site, however as detailed in the arboriculture report it states the requirement for additional works, which is contrary to the policy and has no arboriculture reasoning for the removals in relation to the demolition, therefore these works have been removed from this amended application.

Whilst it is acknowledged that some of these are in a poor state and could be replaced with an enhanced landscaping scheme, these trees are not required to be removed for the purpose of demolition and as such should be removed from the current proposal.

The protective fencing will be required to be installed prior to any demolition works at the root protection areas to prevent any damage occurring during this phase and the rectification stages of the works. The site compounds and material storage needs to detailed on the protective fencing plan to show this is clearly outside of the root protection areas.

In respect to this planning application in relation to demolish it would be acceptable in an arboriculture aspect due to the amended plans and previous planning approval, then only the information relating to the protective fencing details, site compound locations and design is required for information when the conditions are looked at being discharged.

The following conditions would be relevant to any planning application relating to the site if the decision is made to approve the application against arboriculture advice;

Condition Tree 1
No existing tree within the site shall be cut down, topped, lopped, uprooted, wilfully damaged or wilfully destroyed without the prior written approval of the local planning authority, with the exception of those indicated otherwise on the approved plan. Any hedgerows, woody plants or shrubbery removed without such consent or dying or being severely damaged or being seriously diseased, within 5 years of the development commencing, shall be replaced within the next planting season with trees of such size and species as may be approved in writing by the local planning authority.

Condition Tree 2
No development shall take place until all existing trees on the site except those shown to be removed on the approved plans, have been fenced off in accordance with BS 5837:2012 "Trees in relation to construction - Recommendations". The fencing shall be retained during the period of construction and no work, excavation, tipping or stacking of materials shall take place within any such fence during the construction period.

Condition Tree 3
No development shall take place until details of all proposed tree planting, including the intended dates of planting, have been submitted to and approved in writing by the local planning authority. All tree planting shall be carried out in accordance with the approved details prior to the development being brought into use

UPDATED COMMENTS ON AMENDED SCHEME
Thank you for your request for comments on the arboriculture implications of the above application. Having viewed the details submitted as part of a planning application consultation I have the following comments to make:

Site Context
The proposed development site is located within a former residential/care home building and site predominantly on the former hard standing areas and formal grounds of the buildings. The plot is comprised largely of informal grounds and associated infrastructure.

Legislative and Policy Framework

Conservation Area Designations
The proposed development is not within or affected by a conservation Area.

Legally Protected Trees
There are legally protected trees within this site or affected by this development (Werneth Road, Woodley No.1 2006).

Invasive Species
Please refer to Nature Development Officer comments.

Stockport's Core Strategy DPD
CS – 8 Biodiversity and Nature Conservation
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NE1.1 SITES OF SPECIAL NATURE CONSERVATION IMPORTANCE
NE1.2 SITES OF NATURE CONSERVATION IMPORTANCE

NE3.1 PROTECTION AND ENHANCEMENT OF GREEN CHAINS

Recommendations:

The building for demolition footprint is shown at this stage within the informal grounds of the existing site and the proposed demolition should not affect any additional trees however, they propose the removal of the previously approved trees from previous planning approval.
A full tree survey has been supplied as part of the planning application to show the condition, amenity levels of the existing trees, and where applicable which trees could be retained to increase the amenity levels of the site with retained mature trees.

In principle the main demolition works should not have any negative impact on trees on site, however as detailed in the arboriculture report it states the requirement for additional works, which is contrary to the policy and has no arboriculture reasoning for the removals in relation to the demolition, therefore these works have been removed from this amended application.

Whilst it is acknowledged that some of these are in a poor state and could be replaced with an enhanced landscaping scheme, these trees are not required to be removed for the purpose of demolition and as such should be removed from the current proposal.

The protective fencing will be required to be installed prior to any demolition works at the root protection areas to prevent any damage occurring during this phase and the rectification stages of the works. The site compounds and material storage needs to detailed on the protective fencing plan to show this is clearly outside of the root protection areas.

In respect to this planning application in relation to demolish it would be acceptable in an arboriculture aspect due to the amended plans and previous planning approval, then only the information relating to the protective fencing details, site compound locations and design is required for information when the conditions are looked at being discharged.

The following conditions would be relevant to any planning application relating to the site if the decision is made to approve the application against arboriculture advice;

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No existing tree within the site shall be cut down, topped, lopped, uprooted, wilfully damaged or wilfully destroyed without the prior written approval of the local planning authority, with the exception of those indicated otherwise on the approved plan. Any hedgerows, woody plants or shrubbery removed without such consent or dying or being severely damaged or being seriously diseased, within 5 years of the development commencing, shall be replaced within the next planting season with trees of such size and species as may be approved in writing by the local planning authority.

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Condition Tree 3
No development shall take place until details of all proposed tree planting, including the intended dates of planting, have been submitted to and approved in writing by the local planning authority. All tree planting shall be carried out in accordance with the approved details prior to the development being brought into use.

Nature Development Officer
Having considered the available information, I have the following comments to make:

Site Context
The site is located on Werneth Road in Woodley. The current application involves demolition of the existing buildings and remedial ground works.
The site has been subject to previous planning applications including DC06661, DC062746 and DC071517.

Legislative and Policy Framework
Nature Conservation Designations
The site has no nature conservation designations, legal or otherwise. The trees within the application area are however subject to a TPO.

Legally Protected Species
An extended Phase 1 Habitat Survey has been submitted with the current application (Rachel Hacking Ecology Ltd, 2019). The survey was carried out by a suitably experienced ecologist and followed best practice survey guidance. Habitats on site were mapped and the potential for protected species to be present was assessed.

Many buildings and trees offer the potential to support roosting bats. All species of bats and their roosts are protected under Section 9 of the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017. The latter implements the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora. Bats are included in Schedule 2 of the Regulations as 'European Protected Species of animals' (EPS).
Under the Regulations it is an offence to:

1) Deliberately capture or kill a wild EPS
2) Deliberately disturb a wild EPS in such a way that significantly affects:
    a) the ability of a significant group to survive, breed, rear or nurture young.
    b) the local distribution of that species.
3) Damage or destroy a breeding place or resting site of such an animal.

An internal and external bat roost assessment was undertaken of buildings within the site (main house and garage). No evidence of roosting bats was discovered, and the buildings were assessed as offering negligible potential to support a bat roost. This accords with the findings of surveys carried out in 2016 as part of a previous planning application for the site. Two trees were identified as offering potential to support roosting bats. The features were inspected using an

endoscope and no signs of bats were found. It is not clear whether either of the two trees will require removal to facilitate the scheme as their location has not been provided within the ecology report.

The buildings and trees offer suitable nesting habitat for breeding birds. Breeding birds and their nests receive protection under the Wildlife and Countryside Act 1981 (as amended).

No evidence of other protected species, such as badger and great crested newt was identified during the survey.

Invasive Species
Rhododendron ponticum and Cotoneaster sp. were recorded within the application area. *Rhododendron ponticum* and many Cotoneaster species are listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to plant, or otherwise spread these species in the wild.

LDF Core Strategy
Core Policy CS8 Safeguarding and Improving the Environment
Green Infrastructure
Refer to 3.286

Biodiversity and Nature Conservation
Refer to 3.296

DEVELOPMENT MANAGEMENT POLICY SIE-3
A) Protecting the Natural Environment
Protecting, Safeguarding and Enhancing the Environment
Refer to 3.345, 3.347, 3.361, 3.362, 3.364, 3.366, 3.367 and 3.369

Recommendations:
No evidence of bats was found during the survey and the works are considered to be of low risk to roosting bats. Bats are highly cryptic in their roosting behaviour however, and can sometimes roost in unlikely places. There is still therefore some potential (albeit low) that bats could be roosting on site. I would therefore recommend that an informative is attached to any planning permission granted so that the applicant is aware of the potential for buildings to support roosting bats. It should also include information stating that the granting of planning permission does not negate the need to abide by the laws which are in place to protect biodiversity. Should at any time bats, or any other protected species be discovered on site, work should cease immediately and a suitably experienced ecologist/Natural England should be contacted.

Two trees were identified as having features suitable for use by roosting bats. The trees were inspected with an endoscope and no evidence indicative of bat presence was found. The location of these two trees has not been provided and so it is not clear from the submitted information whether either of the these trees require removal. Bats regularly switch roost sites (particularly in trees) and so if either does require to be felled, it is recommended that ‘soft-felling’ techniques are used to minimise the risk of inadvertently harming any bats which may be present. This can be secured by condition if necessary.

It is recommended that demolition and vegetation clearance works are timed to avoid the bird nesting season where possible. (The breeding bird season is March – August, inclusive). If this is not possible then a pre-works survey for

breeding birds should be carried out by a suitably experienced person no more than 48 hours in advance of works to confirm presence/absence of nesting birds and ensure that appropriate buffers to the works area are in place as necessary to prevent disturbance. This is outlined in section 5.1 of the ecology report and can be secured by condition.

Rhododendron ponticum and *Cotoneaster* sp. were recorded on site. Information submitted with the application refers to a Rhododendron Remediation Strategy but this does not appear to have been submitted to the LPA. A condition should be attached to any planning permission granted, stating that the spread of Rhododendron and Cotoneaster will be avoided. Ideally these species should be eradicated from site and replaced with a more suitable alternative of locally native origin.

Ecological conditions can change overtime and so if works have not commenced within two years of the June 2019 surveys, it is recommended that update surveys are carried out in advance of works to ensure the impact assessment is based on sufficiently up to date baseline information. This can be secured via condition.

All retained trees should be adequately protected from potential impacts associated with the development following British Standard best practice and following advice from the Council Arboriculture Officer. Replacement planting will be required for any trees to be lost as part of redevelopment of the site.

Biodiversity enhancements are expected within development in accordance with national and local planning policy. It is advised that bat and/or bird boxes should be provided on site (e.g. integral boxes provided within any new buildings and boxes to be erected on retained mature trees) as part of the future redevelopment of the site. Similarly, any landscaping should comprise wildlife-friendly species (ideally locally native) to maximise benefits to biodiversity. Details of biodiversity net gains should be submitted to the LPA for review as part of future redevelopment proposals. Any proposed lighting should be sensitively designed so as to minimise impacts on wildlife associated with light disturbance (following principles outlined in Bat Conservation Trust guidance: https://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting

UPDATED COMMENTS ON AMENDED SCHEME

Having considered the available information, I have the following comments to make:

Please note that these comments update those previously submitted on 05 May 2020 following slight amendments to the proposed scheme (trees to be felled).

Site Context

The site is located on Werneth Road in Woodley. The current application involves demolition of the existing buildings and remedial ground works.
The site has been subject to previous planning applications including DC06661, DC062746 and DC071517.

Legislative and Policy Framework

Nature Conservation Designations

The site has no nature conservation designations, legal or otherwise. The trees within the application area are however subject to a TPO.

Legally Protected Species
An extended Phase 1 Habitat Survey has been submitted with the current application (Rachel Hacking Ecology Ltd, 2019). The survey was carried out by a suitably experienced ecologist and followed best practice survey guidance. Habitats on site were mapped and the potential for protected species to be present was assessed. The phase 1 habitat survey identified the presence of bluebell (*Hyacinthoides non-scripta*) on site. Native bluebells are protected under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) and so it is important that sensitive working measures are adopted during construction and site clearance works to minimise potential impacts.

Many buildings and trees offer the potential to support roosting bats. All species of bats and their roosts are protected under Section 9 of the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017. The latter implements the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora. Bats are included in Schedule 2 of the Regulations as 'European Protected Species of animals' (EPS).
Under the Regulations it is an offence to:
1) Deliberately capture or kill a wild EPS
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a) the ability of a significant group to survive, breed, rear or nurture young.
b) the local distribution of that species.
3) Damage or destroy a breeding place or resting site of such an animal.

An internal and external bat roost assessment was undertaken of buildings within the site (main house and garage). No evidence of roosting bats was discovered, and the buildings were assessed as offering negligible potential to support a bat roost. This accords with the findings of surveys carried out in 2016 as part of a previous planning application for the site. Two trees were identified as offering potential to support roosting bats. The features were inspected using an endoscope and no signs of bats were found. It is not clear whether either of the two trees will require removal to facilitate the scheme as their location has not been provided within the ecology report.

The buildings and trees offer suitable nesting habitat for breeding birds. Breeding birds and their nests receive protection under the Wildlife and Countryside Act 1981 (as amended).

No evidence of other protected species, such as badger and great crested newt was identified during the survey.

Invasive Species
Rhododendron ponticum and Cotoneaster sp. were recorded within the application area. *Rhododendron ponticum* and many Cotoneaster species are listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to plant, or otherwise spread these species in the wild.

LDF Core Strategy
Core Policy CS8 Safeguarding and Improving the Environment
Green Infrastructure
Refer to 3.286

Biodiversity and Nature Conservation
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DEVELOPMENT MANAGEMENT POLICY SIE-3
A) Protecting the Natural Environment
Protecting, Safeguarding and Enhancing the Environment
Refer to 3.345, 3.347, 3.361, 3.362, 3.364, 3.366, 3.367 and 3.369

Recommendations:
No evidence of bats was found during the survey and the works are considered to be of low risk to roosting bats. Bats are highly cryptic in their roosting behaviour however, and can sometimes roost in unlikely places. There is still therefore some potential (albeit low) that bats could be roosting on site. I would therefore recommend that an informative is attached to any planning permission granted so that the applicant is aware of the potential for buildings to support roosting bats. It should also include information stating that the granting of planning permission does not negate the need to abide by the laws which are in place to protect biodiversity. Should at any time bats, or any other protected species be discovered on site, work should cease immediately and a suitably experienced ecologist/Natural England should be contacted.

Two trees were identified as having features suitable for use by roosting bats. The trees were inspected with an endoscope and no evidence indicative of bat presence was found. The location of these two trees has not been provided and so it is not clear from the submitted information whether either of these trees require removal. Bats regularly switch roost sites (particularly in trees) and so if either does require to be felled, it is recommended that 'soft-felling' techniques are used to minimise the risk of inadvertently harming any bats which may be present. This can be secured by condition if necessary.

It is recommended that demolition and vegetation clearance works are timed to avoid the bird nesting season where possible. (The breeding bird season is March – August, inclusive). If this is not possible then a pre-works survey for breeding birds should be carried out by a suitably experienced person no more than 48 hours in advance of works to confirm presence/absence of nesting birds and ensure that appropriate buffers to the works area are in place as necessary to prevent disturbance. This is outlined in section 5.1 of the ecology report and can be secured by condition.

Rhododendron ponticum and *Cotoneaster* sp. were recorded on site. A Rhododendron Remediation Strategy has been submitted as part of the application and this should be followed in full during it works. Invasive species measures should also be extended to ensure that they extend to the treatment/control of Cotoneaster. This can be secured via condition. Ideally these species should be eradicated from site and replaced with a more suitable alternative of locally native origin.

Sensitive working measures should be adopted during tree/vegetation removal works to minimise potential impacts on the native bluebells identified on site. Where possible, areas where bluebells are present should be avoided however if such areas are located within the proposed works area it is recommended that any bluebells located within these areas, are translocated to suitable retained areas of woodland habitat. Habitat enhancement works to improve the woodland habitat on site (such as clearance of laurel and replacement with native shrub and ground flora species) would be welcomed as part of the redevelopment of the site.

Ecological conditions can change overtime and so if works have not commenced within two years of the June 2019 surveys, it is recommended that update surveys

are carried out in advance of works to ensure the impact assessment is based on sufficiently up to date baseline information. This can be secured via condition.

All retained trees should be adequately protected from potential impacts associated with the development following British Standard best practice and following advice from the Council Arboriculture Officer. Replacement planting will be required for any trees to be lost. It is understood that seven trees will be removed to facilitate works.

Biodiversity enhancements are expected within development in accordance with national and local planning policy. It is advised that bat and/or bird boxes should be provided on site (e.g. integral boxes provided within any new buildings and boxes to be erected on retained mature trees) as part of the future redevelopment of the site. Similarly, any landscaping should comprise wildlife-friendly species (ideally locally native) to maximise benefits to biodiversity. Details of biodiversity net gains should be submitted to the LPA for review as part of future redevelopment proposals. Any proposed lighting should be sensitively designed so as to minimise impacts on wildlife associated with light disturbance (following principles outlined in Bat Conservation Trust guidance: https://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting)

Highway Engineer

I raise no objection to this application providing the buildings are demolished and the ground is remediated in a manner that ensures that these activities do not adversely impact on the local highway network (which can be controlled by a production and implementation of a demolition method statement). With respect to this, although a demolition method statement has been submitted, this mainly outlines how the building will be demolished and how health and safety issues will be dealt with, rather than deals with issues that are relevant to the impact on the public highway. As such, it is not considered sufficient for this purpose. This matter, however, could be dealt with by condition, which requires the submission of revised / additional statement prior to the commencement of any work.

Recommendation: No objection, subject to a condition.

No work shall take place in respect to the demolition of the existing buildings within the site or the remedial ground works until a method statement detailing how the buildings will be demolished and the ground will be remediated has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include details on access arrangements (including the submission of vehicle swept-path tracking diagrams that demonstrate that vehicles involved in the work can enter and exit the site), turning / manoeuvring facilities, number and type of vehicles that will be involved, vehicle routing, traffic management, signage, hoardings, where materials will be loaded, unloaded and stored, parking arrangements and mud prevention measures. All demolition and remediation work shall be carried out in accordance with the approved method statement.
Reason: To ensure that the demolition and remediated work is carried out in a safe way and in a manner that will minimise disruption during construction, in accordance with Policy T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD. The details are required prior to the commencement of any work as details of how the work will be carried out need to be approved prior to the commencement of these activities

UPDATED COMMENTS ON AMENDED SCHEME

I write with reference to the revised demolition method statement (Revision 1, dated 29/06/2020) submitted to address my comments of the 13th May 2020. I note that it has been revised to include a section on traffic management and a completed copy of the Council's template Construction Method Statement. A review of the statement concludes that it includes all the required information. As such, I raise no objection to this application, subject to a condition requiring the building to be demolished in complete accordance with the statement.

Recommendation: No objection, subject to a condition.
All demolition and remediation work shall be carried out in complete accordance with the LK Remediate Demolition Method Statement (LKR_191022_DMS, Revision 1, 29/06/2020).
Reason: To ensure that the demolition and remediated work is carried out in a safe way and in a manner that will minimise disruption during construction, in accordance with Policy T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD. The details are required prior to the commencement of any work as details of how the work will be carried out need to be approved prior to the commencement of these activities.

Environmental Health – Contaminated Land Team
I have reviewed the Geocon Phase 1, Gecon Phase 2 and the LK Remediation Strategy reports submitted in support of the above mentioned application.

There are exceedances for lead at the site and as such remediation is required, the developer has already undertaken an investigation and produced a remediation report so they only evidence outstanding is a validation report.

Could I please request the CTM3 condition (Validation)

ANALYSIS
Committee may recall the previous outline application for the demolition of buildings and the erection of up to 7 no. detached dwellings granted under planning approval DC/066661. The outline application sought approval only for the siting of the access from Werneth Road, the driveway into the site and pedestrian footways into the site. All other matters were reserved for future approval. This application has yet to be implemented and no reserved matters application has been submitted to the Council for consideration.

The site is covered by a Tree Preservation Order (Werneth Road, Woodley No. 1 2006), and having regard to the proposed scheme and the comments of the tree officer who supported the proposal, committee resolved to grant outline planning consent. This consent permitted the removal of some trees to accommodate the development having regard to health, species, condition and the assessment by professional officers. As such, committee are reminded that some tree removal was permitted by outline planning approval DC/066661. (refer to attached plans which indicates those trees permitted for removal under DC/066661).

This application before Committee seeks consent only to demolish the buildings on site and restore the site following removal of all the debris and materials from where the building stands. The demolition scheme also seeks consent to remove those trees indicated on the attached plan which coincide with those trees marked for removal as per the outline consent DC/066661.

Arboricultural Impact
As originally submitted, the application was accompanied by an arboricultural impact assessment and tree survey. Details contained in the report (refer to attached plans) indicated that a further 9 no. trees were proposed for removal i.e. over and above these trees to be removed under planning consent DC/066661. Notwithstanding, no justification was provided by the applicant as to why these additional trees were proposed for removal to facilitate the demolition of the dwelling, given that outline planning consent DC/066661 permitted demolition of the dwelling (prior to any redevelopment and building works) where the number of trees for removal had been agreed under that permission, and that any further removal of trees could not be justified solely for the demolition of the building. The Arboricultural Officer raised objection on theses grounds.

The applicant has subsequently amended the scheme and submitted a revised plan setting the number of trees for removal to the same as those permitted under outline consent DC/066661. This plan clearly shows those trees for removal and indicates they are the same as agreed for removal under DC/066661.

The comments of the Arboricultural Officer are contained in the consultee comments above. The officer now raises no objection to the revised scheme noting the level of tree loss remains unaltered to that under DC/066661. Conditions to safeguard the trees during the demolition works are recommended.

In view of the above, in the absence of objections from the Arboricultural Officer and subject to conditional control to ensure that retained trees are not worked to, the provision of protective fencing to retained trees, the proposal is considered acceptable in terms of its impact on existing trees within the site, in accordance with Core Strategy DPD policies CS8, SIE-1 and SIE-3.

Highway Safety
A demolition method statement has been submitted by the applicant which has been revised to include a section on traffic management and a completed copy of the Council's template Construction Method Statement. The detailed comments of the highway engineer are contained in the consultee response above. The engineer raises no objection subject to a condition requiring the building to be demolished in complete accordance with the statement.

The submitted demolition statement sets out the methodology for the safe demolition of the building, whilst having regard environmental safety, protecting the surrounding trees as well as highway safety for access and egress.

The scope of the demolition works generally comprises:
Confirm isolation and termination of live services within the site boundary.
Removal of asbestos materials by specialist third party contractors.
Soft strip fixtures, fittings, services and non-load bearing structures.
Careful dismantling of structures, and demolition of buildings to slab level.
Segregation, reuse, processing and disposal of demolition materials.

The report goes in to more detail in regards to the removal of asbestos by specialist contractors, which address those concerns raised by objectors to the proposal.

The demolition works will also comprise the digging down and removal of slab level by a further metre and all debris cleared away. No specific details of the ground treatment once the building has been cleared has been provided, and it is

recommended that a suitably worded condition secure these details in accordance with the provisions of CS policies SIE-1 and SIE-3.

Land Contamination
The Contaminated Land team within Environmental Health raise no objection to the proposed demolition having regard to the Geocon Phase 1, Gecon Phase 2 and the LK Remediation Strategy reports submitted in support of the application. They note there are exceedances for lead at the site which is why remediation is required, and the developer has already undertaken an investigation and produced a remediation report so the only evidence outstanding is a validation report. The proposal would therefore accord with CS policy SIE-3.

Ecology
An extended Phase 1 habitat survey has been submitted in support of the application. The detailed comments of the Council Nature Development Officer are contained within the consultee responses section above.

It is noted that the site itself has no Nature Conservation Designations, legal or otherwise. No evidence of roosting bats was discovered, and the buildings were assessed as offering negligible potential to support a bat roost. The Nature Development Officer considers that the ecological information submitted is sufficient to determine the application.

Conditions are recommended to ensure that a replanting scheme for the site is submitted, approved and implemented, retained trees and woodland should be adequately protected, no demolition or tree removal should be undertaken in the bird nesting season and biodiversity enhancements should be sought. The applicant should also be made aware of legislation in place to protect biodiversity by way of informative.

Ecological conditions can change overtime and so if works have not commenced within two years of the June 2019 surveys, updated surveys are recommended to carried out in advance of works to ensure the impact assessment is based on sufficiently up to date baseline information which can be secured via condition.

In view of the above, on the basis of the submitted ecological information, no objections are raised from the Nature Development Officer. Subject to the imposition of suitably worded planning conditions, the proposal is considered acceptable in terms of its impact on ecology, protected species and biodiversity, in accordance with saved UDP policies NE1.2 and NE3.1 and Core Strategy DPD policies CS8 and SIE-3.

Other matters
Material to the consideration of this application is the extant outline consent DC/066661. Matters raised by residents under this current demolition application mirror points raised for the outline approval, in terms of drainage, harm to trees, highway safety.

The developer is not required to submit drainage details for the demolition application, but details of drainage would be required and considered as part of the housing application.

The highway engineer is satisfied that the proposal would not be harmful to highway safety if the details set out in the demolition method statement is followed.

Details of the safe demolition and in particular reference to asbestos, have been set out in the demolition method statement. Details of tree protection have also been provided and ensuring this is carried out can be dealt with by condition.

SUMMARY

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through decision-taking. Paragraph 8 of the NPPF establishes three dimensions to sustainable development – economic, social and environmental.

On the basis of the submitted amended details, in the absence of objections from the Council Highway Engineer and subject to conditional control, the proposal is considered acceptable with regard to the issues of access, highway safety and parking.

In the absence of objections from the Council Arboricultural Officer, Nature Development Officer, Environment Team and subject to conditional control, the proposal is considered acceptable in terms of its impact on trees, ecology and protected species.

In view of the above, the proposal is considered to comply with relevant saved UDP and Core Strategy DPD policies and relevant SPG's and SPD's. In considering the planning merits of the proposal against the requirements of the NPPF, the proposal is considered to represent sustainable development. On this basis, notwithstanding the objections raised to the proposal, in accordance with the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application is recommended for approval.

RECOMMENDATION

GRANT subject to conditions