

Application Reference:	DC/085968
Location:	1 Alpine Road Portwood Stockport SK1 2NL
PROPOSAL:	Erection of a terrace of 3No. two storey, two bedroom, three person dwellings and 1No. single storey, two bedroom, four person CAT3 dwelling with associated parking and hard/soft landscaping.
Type Of Application:	Full Application
Registration Date:	20.07.2022
Expiry Date:	
Case Officer:	Daniel Hewitt
Applicant:	Stockport Homes Group
Agent:	Dash Architecture

REPORT UPDATE - 20 JUNE 2023

Since the report on the application was published, a number of matters have arisen that committee members as decision makers, need to be aware of - summarised as follows:

1. A Stage 1 Road Safety Audit together with a Designer's Response has been submitted and the proposed site plan has been updated accordingly. The Highways Engineer is now in full support of the application.
2. A further written objection has been received from a local resident.
3. Update to the officer recommendation to reflect the changes above.

Each matter is discussed in turn below.

Submission and approval of Stage 1 Road Safety Audit together with a Designer's Response

The applicant has submitted a Stage 1 Road Safety Audit (RSA) together with a Designer's Response that has enabled the Highways Engineer to revise his response to the application.

The RSA highlighted two issues, namely:

- The possible conflict between an existing telegraph pole on Alpine Road and the proposed maintenance access
- Lack of tactile paving at the junction of Mountain Street and Alpine Road (this issue was also raised by myself)

It therefore recommends the telegraph pole is relocated and tactile paving is provided at the junction.

In response to the RSA, the Designer's Response accepts the recommendations of the audit. The applicant has submitted a revised site layout drawing (drawing 177-A-1200 Rev P8 – appended to this update) which shows the telegraph pole being relocated and the tactile paving provided. The drawing also shows amendments to the turning area on Mountain Street as requested in the Highway Engineer's previous response.

The Council's Highway Engineer is now happy to support the development subject to conditions and the payment of a commuted sum of £7500 to fund the provision of parking restrictions on Mountain Street and around its junction with Alpine Road.

Recommended conditions relate to:

- Construction Management Plan
- Detailed engineering drawings
- Inward opening gates
- EV charging point details for each dwelling
- Shed/cycle storage details
- Detailed of an uncontrolled crossing at the southern end of Alpine Road.

The officer recommendation has been updated accordingly – see below.

Further written objection

A further written objection has been received from a local resident who had already objected to the application - summarised as follows:

- loss of habitat supporting wildlife and wildflowers;
- No plans to relocate the wildlife in the area;
- Bird box provision is inadequate mitigation for the loss of trees and who will maintain them? You cannot rely on future residents to do this; and
- destroying this habitat with houses that aren't needed in an already strained area is wrong and the application should be refused.

The officer report already addresses these matters – see 'Impact on trees and ecology' section and the comments of the Council's Nature Development Officer on the impact of the development and the mitigation proposed, including the 10% biodiversity net gain proposals.

REVISED RECOMMENDATION

Grant subject to:

- the imposition of necessary planning conditions; and
- the completion of a Section 111 legal agreement to secure the following heads of terms:
 - a financial contribution of £10,786.50 plus a £750 monitoring and reporting fee for the provision and maintenance of children's play and formal recreation facilities;
 - a biodiversity net gain commuted sum to achieve 10% gain in biodiversity units off-site resulting in an offsetting payment currently in the region of £16,516.50 (note: precise figure to be confirmed once a

detailed landscaping scheme has been finalised as changes to on-site planting etc. could change the results in the metric); and

- a commuted sum of £7500 to fund the provision of parking restrictions on Mountain Street and around it's junction with Alpine Road.