

From: [REDACTED]
Sent: 08 June 2018 12:01
To: Planning Mail
Cc: [REDACTED]
Subject: 18/00201/FUL Planning Application

Reference 18/00201/FUL

Clearance Site West of Derby Street Denton Tameside

I am hereby lodging an objection to the Application at the above address.

I live at [REDACTED]

- 1) This land was sold as 'OL4 Green Space, Land for Sale' . It is NOT a clearance site
- 2) The proposed houses are NOT in keeping with the houses that would be surrounding them and would add to the Town Cramming
- 3) Catherine Street West & Derby Street are already congested with cars having to park up on pavements due to the factory workers & people parking their cars to get the bus to Manchester. A potential of 8 extra cars would add more congestion adding to the already congested exit from Derby Street onto the A57 one-way system due to the bus lane
- 4) The new properties would block the light from the houses and business on Derby Street
- 5) The land is still being used for dog walkers and the children living in the terraced houses on Catherine Street West play on it for recreational purposes as they don't have a back garden, only a small yard.
- 6) To say that the land is Under Utilised is incorrect.
- 7) To say there is green space within 10 mins walk is not a true reflection, as I wouldn't want my children going off playing near a reservoir or golf course.
- 8) There is already a minimum of 17 cars belonging to residents, not including visitors parked surrounding the proposed houses
- 9) There are Flooding issues on Derby Street and at the turnaround point in front of houses 93 & 95 on Catherine Street West, but the report says different, so I therefore challenge their report.
- 10) The owner has deliberately let the land be neglected over the past 2 months and it has become overgrown
- 11) It has been registered as a Community Asset Space

Finally, we had protested against the Council selling the land in the first place and will challenge every step to ensure that this piece of open space land is left for the community to use and made us feel we have some fresh air to breath while surrounded by warehouses, factories, motorways and a supermarket

Martyn Leigh

From: [REDACTED]
Sent: 10 June 2018 18:05
To: Planning Mail
Subject: 18/00201/FUL

I am writing regarding the planning application referenced above.

Firstly could i strongly object to your use of the title "Clearance Site" this land is an intergral part of our local community and registered as "Community assett space". The land has always been used for recreation and also is the only safe local green space for children to play. It has however in the last couple if months become neglected by the owner and now overgrown. This proposal will remove our right of way across the land and destroy the habitats of wildlife which include bats, ducks and birds.

Also why was your planning letter not sent out to all the local community. Although we dont all face the land we will all be affected by its loss.

There are already significant traffic problems in this area. The traffic becomes stationary at the Oldham Street cross roads and then cars turn onto Derby Street and go the wrong way down the one way system on Coronation Street (mostly at great speed round the bend) to avoid waiting at the lights. This is a daily occurrence. The small roads round here cannot support either building works traffic or further residential traffic.

We have constant flooding at the bottom of Catherine Street West, Coronation Street and at various points on the Oldham Street cross roads. The loss of the open land and futher propertys being added will make this worse.

I understand there is a shortage of housing but please consider this is the only local green space we have. We are surrounded by the motorway/industrial units/supermarket and petrol station. Having to put up with all the disturbance these bring.

When reviewing the application please take the time to visit the area and see how essential this green space is to the community. (Please bear in mind the now neglected state is the fault if the legal owner and not the community).

Regards. [REDACTED]

Sent from my Samsung Galaxy smartphone.

11

Martyn Leigh

From: [REDACTED]
Sent: 11 June 2018 19:37
To: Planning Mail
Subject: Ref 18/00201/FUL Planning application for Green Space West of Derby St, Denton
Attachments: Ducks 2016.jpg; Ducks 2018.jpg

Hi

I bought my house at [REDACTED] just over 25 years ago. It appealed to me as although it's in the middle of a built up area it's opposite a lovely green space and was on what I believe was officially classed as a play street.

It's quite insulting that this has now been classed as a Clearance Site – it has only been overgrown for the last couple of months due to neglect by the owner and as we were unsure if we were trespassing if we cut the grass.

For 25 years I've watched children and dogs (including my own) playing on there and it's where the the people from the local Dogs Trust walk their dogs.

Three years ago 2 ducks flew in and made that area their home for 3 months, even joined by another duck for a while. They have been back again this year for the third year – I've attached photos.

I strongly object to the plans to build 4 houses on this land. For 25 years that I know of it's been green space for children, animals and wildlife.

Over the years what once was a play street has become more like a car park. Many neighbours have 2 cars, some 3 and with most having no drives or garages they are all parked on the road. To add to the problem strangers frequently park here and leave their cars for the day, usually being picked up by someone else obviously car sharing to work.

To build 4 houses, adding possibly 8 cars or more when friends/family are visiting would be a complete nightmare.

Also with heavy rain the road at the end of the cul de sac floods and no-one can park there so the problem increases.

It could result in us not being able to park in our own street which just isn't acceptable!

Traffic is already a nightmare especially since the local business up the road had a gate put on Catherine St West so many of the employees park there – joining the A57 from Derby Street at rush hour can already take quite some time!



Please listen to the local people and reject this planning application

Kind regards



Martyn Leigh

From: [REDACTED]
Sent: 12 June 2018 07:51
To: Planning Mail
Subject: Planning application 18/00201/FUL Derby St/Catherine St West Denton

Hi

This email is to register my opposition to the planning application for the land on Derby St/ Catherine St West in Denton.

I moved here 12 years ago when I remarried.

Gradually over the 12 years more and more cars park in this road. It's like a car park. Most people don't have a drive or garage and although our house at [REDACTED] does have a drive, it's very narrow and difficult to get the car past the house. There are 14 cars already belonging to the residents of the 8 houses on the street, obviously more when friends or family are visiting.

Several people park here and then get a lift to work, obviously car sharing. People park here and then catch the bus into town. People park here who work at the local business higher up Catherine St West. As I say it's already like a car park. To add a further 4 properties with possibly 2 cars each and then more with visiting friends and family would make it impossible.

To add to that the bottom end of the road frequently floods after heavy rain, bringing up sewage from the drains. At that time no-one can park at the lower end of the street (near Oldham St) so the problem is increased.

With so many people parking in Derby Street and all along Catherine St West getting access onto the A57 is a nightmare at rush hour, especially with the bus lane in operation. We really don't need to add to the problem.

In addition the land opposite is registered as Green Space. It's been there for many years, to allow children to play games, people (including us) exercise their dogs, the local charity walks their dogs.

For the last 3 years ducks have made it their home for a few months every year – they have become local celebrities! Bats have been seen in the trees.

I hope you will listen to our concerns and reject the application


Regards



From: DoNotReply@tameside.gov.uk
Sent: 13 June 2018 18:10
To: Planning Mail
Subject: Planning Application Comment

** AUTOMATICALLY GENERATED ONLINE FORM EMAIL **
** Do NOT send any correspondence to this address! **

Planning Application Comment
Allocated Request Number: 22234260
Service Id: 440
Dated: 13/06/2018 18:10:06

Planning Application Number: 18/00201/FUL Date Of Application: 24/05/2018
Proposal: Construction of 4No. terraced houses
Site: Clearance Site West Of
Derby Street
Denton
Manchester
Tameside
M34 3SD

Comments From:



Comments On The Proposal...

I own the property [REDACTED] I am opposed to the building of new properties on the residents recreation area. This is a piece of land the local residents have enjoyed for many years. There are beautiful trees, a nice cut grass area that families enjoy every summer. The council recently sold off this land much to the dismay of all the residents in the area. Now there are plans to build on it. This will be detrimental to the neighborhood. This building development will also impact on the value of my property. Taking my views of trees and greenery and replacing it with the gable end of a house directly overlooking my property.
I oppose this wholeheartedly.

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** Do NOT send any correspondence to this address! **

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16 JUN 2018

14/06/18

**OBJECTION TO APPLICATION FOR PLANNING PERMISSION
REF 18/00201/FUL OL4 Protected Green Space
Your Ref "Clearance Site West of Derby Street Denton"**

I am writing to object to the Planning Application Reference 18/00201/FUL by Mr Rob Stagg. My objections are due to several reasons. The proposed plans will block natural light, create a loss of privacy, increase noise, traffic and pollution in an already highly polluted area further increasing the carbon footprint and affecting the health of the residents and workers within the area. The plans will create even more parking problems and will jeopardise the safety of other drivers and pedestrians. They will take away greatly needed safe green recreational space and will have an adverse impact on the surrounding neighbours by having a visually impairing and overbearing impact completely destroying the Street Scene.

However, firstly I would like to draw your attention to the letters we received from Tameside MBC. I am a little confused and would greatly appreciate some clarification on a few matters. The land referred to in the letter is "Clearance Site West of Derby Street Denton" This is **NOT A CLEARANCE SITE**. This is OL4 Protected Green Space. Forgive me if I am wrong, and I fully appreciate this could have been a genuine mistake, but this wording feels like the decision has already been made!

Also, there is no mention of Catherine Street West in the description from the letter I received from TMBC, yet according to the proposed plans that have been submitted the access is on Catherine Street West. It is my understanding that it is only the properties directly facing the green space that have received letters. Neighbours from the other side of Catherine Street West that do not overlook the green space and residents from Heaton Street, Coronation Street and the surrounding area have not received letters informing them that a planning application has been submitted which would deeply affect their right to a safe green space for their families to enjoy. Do these residents not have the entitlement to object?

The plans I have seen are contradictory to the reports submitted. The plan put in with the Planning Application show 4 x 3 bedroom 2 storey terraced houses with the gable end facing my property. This is totally unacceptable as it would block practically all the natural light coming into my property. The property whilst currently in use, is also under renovation at present and a considerable amount of money has been spent making the property environmentally friendly, using very little energy both in heating resources and in lighting. A 2 storey structure built in this location will completely remove all natural light causing us to have to use artificial lighting which inevitably would affect the carbon footprint we have strived to achieve. Electric and gas bills will go up considerably as this would mean both lighting and heating would need to be on all day and removing natural light would have a detrimental effect on health. Artificial lighting as opposed to natural light causes many physical as well as mental health issues. (Migraines, SAD Syndrome, Lack of Vitamin D, etc). Natural light coming in is a very important issue for me.

Let's not forget the "feel good factor" we all have when we look out onto green space. The grass, trees, wildlife and children playing as well as the essential health benefits green space provides as it counteracts pollution.

The noise, pollution and dust from the surrounding main roads and M67 motorway can often be quite nauseating, especially on a humid day (when you most need your windows open). The grass and trees act as a filter for both noise and pollution. Let's not forget we are only minutes walking distance to a major motorway junction with standing traffic and congestion to this junction directly next to our green open space we need to keep.

1 This protected green space is home to many wildlife, who also do not get a say! We have bats (protected species), many nestlings of bird species and a family of ducks who return annually and are here presently. The proposed development is directly on the habitat of our duck family to which receive much attention not just from the local residents but also from shoppers on their way home from Sainsburys who stop to feed them on their way through.

The land in question is designated as Protected Open Space. The owner of the land purchased it as a "gamble". He purchased the land in full knowledge of its' OL4 Status and its "Community Asset" for open green space with its' significance to sports and recreational use, providing green environmentally friendly assets to the community and the wildlife around. He did not prepare the reports prior to purchasing the land, like we would all do prior to purchasing a property. He purchased the land as a gamble and is arrogantly trying to explore a loophole. Since the day he purchased the land, he has completely neglected it. He has failed to maintain the land in any form whatsoever. This is deliberate. The grass has grown to such an extent that the children who play daily on this grass cannot even see above it and they become invisible as the surrounding grass is so high. It is so bad, it was recognised by yourselves as a public hazard and TMBC sent someone to cut the outskirts of the grass and put something on the edge to kill the edges of the grass.

The landowner has deliberately caused the land to become so overgrown with nothing anyone can do about it and then having the audacity to claim it is no loss to the community because he is trying to make it unusable as recreational space.

I would like to bring your attention to the Wiplow report on "Open Space Assessment". The report itself was created by Wiplow Ltd, a relatively new and inexperienced company which was only incorporated in 2017. The Introduction Section 1.2 shows that the whole report is based on the proposal to build 4 detached houses. However, the Planning Application is for 4 terraced houses. Where is this Assessment? The report quotes chapter and verse about the UDP policy, NPPF & PPG, but the 16 page "Assessment" barely mentions the proposed site other than to say it has assessed it and considers it would be an insignificant loss and gives completely unacceptable alternatives as a replacement for the loss of OL4 Protected Green Space which is a registered Asset of Community Value. I bring your attention to page 12 of this report which lists the three alternative open spaces within "10 minutes" walking distance. (1) "Informal at Manchester Road" - Please could somebody explain this one to me. The arrow on the map points to a fenced off area of private land owned by United Utilities. It is not open space to the public and leads to a very dangerous reservoir. Signs make it clear that you could be "prosecuted for trespassing." Only last week there were two very local deaths in two separate incidents on the same days whereby each incident was a male who succumbed to the temptation of having a swim in local reservoirs on a hot day. (2) Fairfield Golf Club which is a beautiful golfing area if you enjoy and can afford this sport. The cheapest round of golf is £18 PER PERSON regardless of age and you would need a set of golf clubs first. The area is private property and not open to the public and cannot be used to play other sports such as football, badminton, rounders and netball or walking a dog, all of which the community green space is used for. The very dusty dirt track that runs between the golf course has many potholes and is not particularly safe to even ride a bike due to its' surface and is longer than 10 minutes to get there on a bike let alone 10 minutes walk. (3) open grassland off Ruby Street - This is not a safe option. Children would not be able to visit here without a parent due to both distance and very busy road that has no pedestrian crossing and is such a hazard that a speed camera had to be installed. None of the alternatives offered constitutes a safe green open space for recreational use. Quite frankly I think the alternatives offered are both rude and arrogant. Open space is NOT an alternative for green open space. Paragraph 74 of the NPPF states existing open space should not be built on unless an assessment has been undertaken, which has clearly shown the site to be surplus to requirements. Where is this assessment?

According to the NHS National Statistics England 2016-2017 published in 2018, 1 in 5 children were classified as obese and there were 617,000 hospital admissions in England where obesity was a factor (an increase of 18% from the previous year). The North West of England has one of the highest rates of respiratory conditions including asthma in the UK and the North West of England has the second highest rates of mental health problems. All these put a strain on our NHS and the services required to deal with these issues which are provided and funded by both government and local council.

Parking both on Derby Street and Catherine Street West is a major issue already, as TMBC are fully aware. Figure 4 in the Planning Design and Access Statement created by Wiplow Ltd clearly shows there is very limited parking space given that the photo taken is during daytime hours during the week when most people are at work. The proposed planning application is to have driveways where most of these cars are parked and will reduce the amount of legitimate parking on the site to an unacceptable level and could lead to cars overhanging the highway/road to the detriment and safety of both pedestrians and other road users. We struggle to park now!

Flooding and drainage has been indicated as no risk on the planning application. However there are flooding issues all around the proposed development. Whenever there is a downpour of rain, the roads on Derby Street, Manchester Road and Oldham Street including the junction become flooded. The adjoining property to us also has a problem with flooding in the basement. There is also issues with the mains sewer. The houses on Catherine Street West which back onto Derby Street have had very serious issues which have affected the rear yards of the properties of Derby Street.

I refer to the Tree Survey Report by TBA which considers all trees to be considered for retention, placing them in B2 or C2 category. The tree report itself is based on the types of tree and condition. It doesn't refer to the health and environmental benefits of filtering pollution. It gives a more detailed and simplified understanding of whether any of the trees should be considered unsuitable for retention i.e. felling (category U) There are no trees placed in this category in the report. All trees were considered suitable for retaining.

Deeply concerning is that the Air Quality Impact Assessment which considers future impact on the air quality on the surrounding environment (not development stage) have based their report referring to a different proposed location. It shows a map with houses further over with all the existing trees still present (figure 3). However, the planning application shows practically all the trees on Derby Street as being built on. Yet in Section 15 of the planning application the applicant has answered "No" to the question - Are there any trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Please could this be clarified!

These trees are vital. They reduce pollution and noise in an area that is reliant on them due to the high saturation of emissions already present from both moving and standing traffic. They provide a screen for privacy whilst still allowing natural light through. They are a natural habitat for bats and other wildlife. The proposed development cannot be at the risk of felling these trees. The location of these plans is totally unacceptable. I ask the Planning Officer to consider our right to cleaner air and all the issues raised. I am a reasonable and approachable person. I am prepared to meet with both the landowner and Planning Officer to discuss issues in a practical manner (This would have to be by appointment due to work commitments).

Yours Faithfully

Enc: 3 Pages

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

1. The first step is to identify the problem. This involves understanding the current situation and what needs to be changed.

19 JUL 2018



Your Ref: 18/00201/FUL

14 June 2018

Martyn Leigh
Development Manager
Tameside MBC
Council Office
Clarence Arcade
Stamford Street
Ashton-Under-Lyne
OL6 7PT

Dear Mr Leigh

Re: Clearance Site West of Derby Street, Denton / E422

I would like to advise my objections /concerns regarding the planning application for this site.

As far as I was aware this was a dedicated Green Space and registered as a community asset space and NOT clearance space.

My little girl likes to play on there and there isn't any other safe Green Space in the vicinity for her to go.

The current owner isn't currently maintaining the land and has left it over grown.

The proposed buildings are going to increase the traffic.

Parking Issues

Pollution – we are already living in one of the most polluted parts of England:-
M60/M67 roundabout junction was in the press not long back for being one of the most polluted parts of our motorway network and adding more cars to this is unacceptable.

Wildlife: We have Birds, Ducks and Bats and this will destroy their habitat

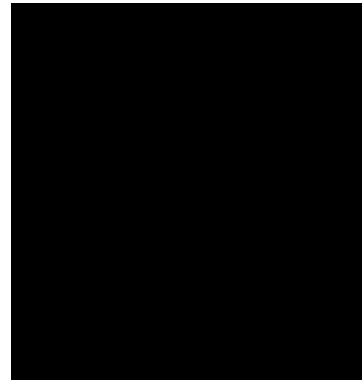
I hope the council will take on board my concerns and add this to the case put together by other local residents.

Yours Sincerely



19 JUN 2018

Martyn Leigh
Development Manager
Council Offices, Clarence Arcade
Stamford Street, Ashton-under-Lyne
OL6 7PT



Your Ref:- 18/00201/FUL

14th June 2018

Dear Sir,

It was disappointing and most unfair, to hear that this planning application has been on view at Hyde, Hattersley, Ashton and Stalybridge libraries but NOT AT DENTON !!! Is this a ploy so that those residents who do not have internet or transport cannot find out what is happening on our doorstep? However, having been put in the picture by the Residents' Association we offer the following observations:-

COMMENTS ON PLANNING APPLICATION 18/00201/FUL

- 1) This site is a cul-de-sac, bounded to the north by the bus lane on the A57 westbound slip road for the Denton roundabout (M67/M60); to the south by a one-way street (Coronation Street); and to the east by a very small section of Derby Street. Building for this proposed development would undoubtedly cause severe traffic congestion as the only access would be by the eastern end of Cathrine Street West, and the only, very limited, exit by the small section along Derby Street onto to the A57 slip road. Loading and unloading of building materials, mechanical plant etc would cause complete road block in this area and would constitute a serious safety hazard to residents and vehicles trying to access their properties, in an area already at full capacity with local industry access and parking.**
- 2) The loss of any trees or open space would impact on the well-established wildlife i.e. large variety of birds, also bats which have populated this site for many, many years. Add to this the universally acknowledged fact that trees sustain the environment by removing pollutants from the air.**

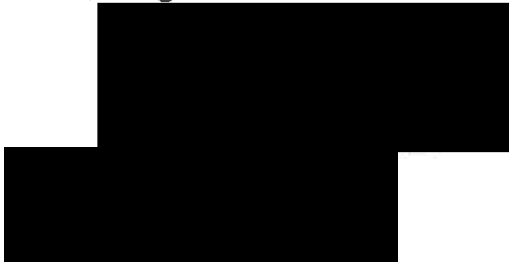
The area around this site is seriously affected by poor air quality due to traffic exhausts from the motorway and main road.

3) This land had been an open space – a breathing space - for over 40 years.

It might have been classed as a "clearance site" initially, BUT for the last 30+ years it has been a "Community Open Space" and under OL4 a green space and registered as a "COMMUNITY ASSET".

Please consider this application sensitively, from the viewpoint of the local residents and the community to which it is indeed an asset, and with consideration to sustaining wildlife and maintaining a safe environment for all.

With Regards

A large black rectangular redaction box covering the signature and name of the sender.

c.c. Cllr Brenda Warrington

Cllr Mike Smith

From: [REDACTED]
Sent: 19 June 2018 21:17
To: Planning Mail
Subject: Fw: Comments on planning Ref 18/002001/FUL

From: [REDACTED]
Sent: 19 June 2018 21:13
To: PlanningAppResponses@tameside.gov
Subject: Comments on planning Ref 18/002001/FUL

Dear Sir/Madam

My comments and views on the planning application at Cathrine Street West and Derby Street

The area at peak periods and some weekends are severely congested, recent photographs showing these can be provided.

Pollution in the area from moving and standing traffic on the m/way and main roads requires updating. Are there any Air Quality results been updated and is there any notes in this report which may confirm air pollution is getting better/ worse?

Parking in this area is worse causing problems with residents forced to park on pavements to leave a big enough gap in the road for refuse and emergency vehicles, more recently with a local company who has instructed its staff to park on the streets. The new drives will be taking away spaces currently used by families visiting.

A fork lift truck had to use the street to unload a vehicle that could not get through. Photos can be provided

Local cars have been damaged by large vehicles turning into Catherine Street West.

There are lots of houses on Heaton Street and Cathrine Street West without a garden and the green space is vital for their children, usually under eleven, to play on.

We believe the busy roads all around us will prevent children getting to any other green open space, Natural England recommends that no person should live more than 300 meters from their nearest area of natural green space. Can the areas in the plan be checked as plausible for our local younger children and others less able, to get to without crossing a major road?

The flooding to three corners of the field brings smells similar from the sewers that rise from the grids which are constantly blocked and are not cleared regularly. Parking and driving through the water becomes difficult. What has become of any recent reports about what action, if any, is to be taken to resolve this issue?

The report has differences to the planning application, where the houses are described as "detached" but the planning application shows "terraced".

The look of new buildings will also look out of place against houses which are more than 90 yrs old.

All the trees on the report are shown as staying yet on the application some of the trees have gone!

Has there been any Independent report on the trees, are any of the trees protected?

The planning application has relied on a Council report from 2010 which is out of date, by eight years! Saying the loss of this space, would not result in the loss of open space.

Has the report been updated to include any local study from the people who actually use the field, or have any local wildlife study shown this is part of a green corridor?

We have seen various types of wildlife, including foxes, numerous birds, squirrels, two ducks have been visiting the field in the last few years and some residents have seen bats. The future of this green space is key to the community in this area which is made up of a mixture of industrial, mostly outdated buildings some of which, make the area look depressing, with very little investment, for example our pavements have never been touched since they were built yet there have been endless changes around the Crown Point area, my point is, this is our only investment, this is our only recreational area with the children running and playing quite safely, locals including the dogs trust, exercise their dogs and local workers take a break on the grass in the good weather.

Calling it a clearance site is disappointing. This has been listed as an asset to the community and is currently listed as protected open space.

The only people contacted about this planning application were sent to the houses facing the land and not all of us in this community.

We feel the council could look at other derelict run down areas and brown field sites in Tameside rather than building on any green open spaces, especially the ones that are being used frequently by the community.

I would like to be notified of when this goes before a Speakers Panel, so I may attend or send a representative if I am unable to attend.

Regards

[Redacted Signature]

Martyn Leigh

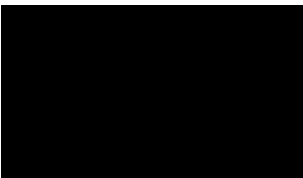
From: DoNotReply@tameside.gov.uk
Sent: 20 June 2018 16:36
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22283044
Service Id: 440
Dated: 20/06/2018 16:36:02

Planning Application Number: 18/00201/FUL Date Of Application: 24/05/2018
Proposal: Construction of 4No. terraced houses
Site: Clearance Site West Of
Derby Street
Denton
Manchester
Tameside
M34 3SD

Comments From:



Tel: [Redacted]



Comments On The Proposal...

firstly this is not a clearance site It is ol4 green space registered as a community asset space which is used by children workers to have there lunch elderly and dog walking, to split this site would be deverstating, we already have the workers parking in the street and and if it rains we have flooding, we have pollution from the 2 main roads and sainsburys . we have lots of wild life on the green, the trees stop the motorway lights and give of Oxygen .take that away and we have nothing.

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<<-Server:[public.tameside.gov.uk] Path:[/plan/f422planapp.asp]->>

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25 JUN 2018

19/06/18

**OBJECTION TO APPLICATION FOR PLANNING PERMISSION REF 18/00201/FUL
OL4 PROTECTED GREEN SPACE/CLEARANCE SITE WEST OF DERBY STREET
(TWO PAGES)**

I am writing to object to planning application Reference 18/00201/FUL for numerous reasons. However I cannot understand why an OL4 Protected Green Space has been described as a clearance site.

The planning application and the reports and assessments that form part of the application contradict themselves.

The proposed planning application will have an adverse effect on ourselves, other neighbours both business and residential and also on the environment increasing the carbon footprint in the area.

Our building is on Derby Street but also takes a corner plot with the main road. It is impossible to work with windows open at the main road part of the building due to the excessive noise and pollution of the traffic from both the main road and motorway which are congested and at a standstill for a large part of the working day. The main trunk road directly outside our building goes down to one lane during peak/busy periods due to the bus lane which creates a lot of standing traffic and with this comes toxic fumes. When the weather is warm or humid, the need to open windows is overwhelming and when the traffic is congested, it can be very nauseous. It is difficult to hear the phones ring and virtually impossible to hear the person on the other end of the phone with windows open due to the noise of the traffic, and the smell from the fumes of the traffic can be repugnant at times.

The trees and green space combats pollution and noise. They act as a filter. To lose any of the trees would be detrimental to us. It would create more noise and more fumes in an area that is already over polluted and under observation because of the highly toxic levels.

This area is the gateway to a major network of motorways. The protected open green space is a necessity.

I do not think that any plans that could include removing any trees at the side of the property on Derby Street should even be considered. They are essential to our health.

It amazes me how much traffic actually comes down Derby Street. I don't believe this road is built for the amount and type of traffic we get. It is a cobbled road underneath the tarmac. There is not a day goes by when someone has to guide a HGV vehicle to manoeuvre around the bend onto or from Catherine Street West because so many vehicles are parked on the surrounding streets. Allowing this development would increase traffic and create even more parking problems than we already have. When our vans come and load or unload, they are not carrying boxes. They are carrying heavy and awkward machinery. Carrying this machinery across roads is not an option. It is highly dangerous and would compromise the safety of our workforce, as well as other road users and also pedestrians. However there is very often nowhere to park. People even park across the loading bay blocking our access even though it is clearly marked. Tameside council are aware of the parking problems we have and it has been documented again quite recently. This development would make a bad situation even worse.

I understand that the reasons that the Planning Officer could consider allowing such a controversial application to be passed would be based on providing homes or jobs. A project of 4 houses would make very little impact on either but would have a very big impact on the health of those who live or work close by. **THE RISKS OUTWEIGH THE BENEFITS.** There are many 3 bedroom houses for sale in the M34 area. On RightMove website alone, we found 92. On the border of M34 and M43, there is a planned proposal of 330 houses on brown field site where the old Robinsons Jam factory was located. This site has been derelict for many years and would give the area a much needed makeover, providing both homes and jobs.

This proposal, however, would take away natural light and overlook our property, creating a lack of privacy. It would also alter the street scene in a very negative way. The planning application states that there are no flooding issues. Whilst we are not in the flood map, there are both flooding and drainage issues in the immediate surrounding area of the proposed application. Tameside MBC have inspected our basement/cellar and even run dye tests to try to help resolve the flooding, but nobody seems to be able to eliminate this problem which did not exist when we moved into the property. We now have an automatic pump to control the flooding but if a power cut occurs or the pump freezes in bad weather we are completely flooded. On several occasions, we have also had to allow United Utilities access directly through our workshop to the other side of the building and into the yard with large heavy machinery on trolleys to access the manholes in the back to eliminate and view with camera equipment regarding urgent and serious drainage problems with foul waste from the terraced houses that back onto Catherine Street West.

I would greatly appreciate that the Planning Officers would give greater consideration to the health of local residents and the impact on the environment, pollution and carbon footprint when making their decision. I am willing to meet (by appointment) or speak with Planning Officers to relay our concerns and have enclosed our contact number.

P.S. Please send me in advance the relevant information on the procedure of how to appeal.

Yours Faithfully






PLEASE NOTE I RANG AND SPOKE TO SHARON FROM PLANNING TO EXPLAIN THAT HAD BEEN TRYING ALL AFTERNOON AND EVENING ON 21/6/18 TO FAX THIS THROUGH BUT THE FAX NUMBER ON TAMESIDE MBC LETTER SENT TO US DOES NOT WORK. I THEN WENT TO YOUR OFFICES SAME EVENING TO HAND POST IT, BUT THERE IS NO LETTERBOX OR POST OPENING IN THE SHUTTERS. I HAVE NOW HAD TO SEND THIS BY ROYAL MAIL RECORDED DELIVERY. THESE ARE THE REASONS IT IS ONE WORKING DAY LATE.

Martyn Leigh

From: [REDACTED]
Sent: 02 July 2018 10:08
To: Planning Mail
Cc: Leader; Councillor Dawson Lane; Councillor Michael Smith; [REDACTED]
Subject: 18/00201/FUL Planning Application
Attachments: [REDACTED] - Planning Objections 300618.pdf

Good morning

Please find attached a detailed planning application objections
I realise that this is late in being submitted, but I have only just received it from my building representative.

As you will see there are 14 points which do not adhere to planning regulations

Thank you

[REDACTED]

10/10/2020

Martyn Leigh

From: Christine Acton
Sent: 06 July 2018 17:21
To: Planning Mail
Subject: 18/00201/FUL Planning Application
Attachments: [REDACTED] - Planning Objections 300618.pdf; ATT00001.htm

Good afternoon

Cllr Mike Smith has asked that I forward you the attached planning objections.

Please contact Cllr Smith direct should you require any further information.

Kind regards

Christine

Christine Acton
Mayors Secretary / Member Services Officer
Democratic Services
Governance
Governance and Pensions

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Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA
Tel. 0161 342 3087

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Begin forwarded message:

From: [REDACTED]
Date: 2 July 2018 at 10:08:25 BST
To: "planningappresponses@tameside.gov.uk" <planningappresponses@tameside.gov.uk>
Cc: Leader <leader@tameside.gov.uk>, Councillor Dawson Lane <dawson.lane@tameside.gov.uk>, Councillor Michael Smith <michael.smith@tameside.gov.uk> [REDACTED]
Subject: 18/00201/FUL Planning Application
Reply-To: [REDACTED]

Good morning

Please find attached a detailed planning application objections
I realise that this is late in being submitted, but I have only just received it from my building representative.

As you will see there are 14 points which do not adhere to planning regulations

Thank you



[REDACTED]

[REDACTED]

[REDACTED]



Planning Department
Tameside Council

30th June 2018

Dear Sir/Madam,

Planning Application Comments

Clearance Site West of Derby Street, Denton, M34 3SD

Reference: 18/00201/FUL

We object to the above proposal for the following reasons.

1. There is no site investigation showing levels of soil contamination. Old maps show that the site has been used for an industrial works and housing, and it is situated very close to the former felt hat works and the railway sidings. This previous domestic and industrial usage, and the proximity to a former coal-using facility and train tracks carrying coal, will have left the site susceptible to contamination with possible elevated levels of arsenic, lead, mercury, zinc and other heavy metals, and also elevated levels of unburned hydrocarbons. This will pose a serious hazard to end users.
2. There is no provision for surface water drainage as per the Flood and Water Management Act 2010. The approximate runoff rate for the proposed development will be 15 l/s at peak flow during a 1-in-100 year storm (+ 40% for climate change), when the guidance would be 5 l/s. There is no ground assessment to show that the ground can take surface water through soakaways and so a system of attenuation may be required and a runoff rate agreed with United Utilities, which has also not been provided.
3. There are no dimensions on the plot or elevations drawings and so it is not easy to determine the extent of the impact of the development.
4. The rear gardens will be shaded on all four sides, whereas they are now un-shaded to the south. The location plan shows lawn laid to these areas. These lawns are not only going to struggle for sunlight but they will be competing with the remaining trees for water. It is

unlikely that the landscaping as designed can provide a useful space for occupants. Also, it has not been shown that the lawns will be safe for use as there is no site investigation and no strategy provided for dealing with potential contaminants.

5. The ground floor WC does not comply with the Disability Discrimination Acts nor Part M of the Building Regulations. The room is placed under the stairs and is only 900mm wide which cannot reasonably accommodate a WC and a wash hand basin with sufficient room for a wheelchair to enter. And the door is shown as being less than the minimum allowed.

6. The properties are poorly designed suggesting that the current drawings will not be built to. To comply with building regulations and provide adequate layouts, new drawings will be needed, and so any drawings which you approve now will not be followed. This will lead to the need for variations of conditions, or in the worst case, the council will be forced to issue an enforcement notice which is not conducive to the council's policy of assisting the planning process.

- There is no fire escape from the habitable rooms at first floor level and there is no protected stairwell, and so the windows will need to be altered to comply with Part B of the Building Regulations.
- Bedroom 1's door will hit the wall in front (it is currently shown undersized) and so the layout will need to be altered. This will impact on the en suite layout which will need re-designing and likely re-positioning.
- The front and rear door thresholds are shown as being raised above ground level by 150mm, and so there is no level access as required by Part M of the Building Regulations.
- The lounge and bedroom 2 suggest a chimney yet this is absent from the elevation drawings.
- All bedroom doors are shown as undersized.

7. No materials are specified for the external elevations or roof.

8. There is drainage plan nor assessment as to whether the existing sewer can accommodate the development.

9. The existing drawings appear to be to obtain planning permission only, and it is likely that whoever is going to build the properties will need to re-submit. They are schematics rather than useable designs. This will require the whole process to be re-done at some point unless buildable, compliant, legal designs are provided now.

10. The noise assessment suggests the rear garden be boarded with a 2.5m high solid timber fence with a particular mass, yet the site plan shows this fence as being 2.0m fence panels.

11. The assessed site layout on the noise assessment is not the same as the proposed site layout.

12. There is no clear indication in the noise assessment that the noise levels in bedroom 1 are acceptable without the window being constantly closed. The measured noise level was 64 dBA and the noise reduction from an open window is given as 12 dBA. This reduces the internal noise level in bedroom 1, with the window open, to 52 dBA. Yet the report then quotes the World Health Organisation stating that this figure needs to be less than 50 dBA to prevent annoyance. This level can only be achieved by keeping the window closed. No assessment of summer over-heating has been provided and the need to keep this window closed will provide a summer over-heating problem for the whole property with cross ventilation not being possible.

13. Trees T40, T41, T42, T43, T44 and G5 are to be removed. These trees range in height with the highest being 18m. The current position of these trees in the middle of the proposed plots will lead to a strip footing greater than 2.5m deep (NHBC Standards Chapter 4.2). This is dangerous to build and a design for a piled foundations needs to be provided.

14. There is no gas test report and no design for dealing with likely ground gases from the reservoirs to the north nor the former industrial sites in the area.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Martyn Leigh

From: Talbot, David <David.Talbot2@uuplc.co.uk>
Sent: 07 June 2018 12:56
To: Planning Mail
Subject: Planning Application: - 18/00201/FUL
Attachments: DC-18-2446.pdf

Please find attached, our response regarding your ref; 18/00201/FUL, our ref: DC/18/2446.

Kind Regards,

David Talbot
Planning Analyst
Developer Services and Planning
Operational Services
United Utilities
Tel. 01925 679401
unitedutilities.com



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WA5 1DS

Telephone : 01925 679401
Planning.liaison@uuplc.co.uk

Tameside MBC
Council Offices, Wellington Road
Ashton-under-Lyne
OL6 6DL

Your ref: 18/00201/FUL
Our ref: DC/18/2446
Date: 07-JUN-18

Dear Sir/Madam,

Location: Clearance Site West Of Derby Street Denton Manchester Tameside M34 3SD.
Proposal: Construction of 4No. terraced houses.

With reference to the above planning application, United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region.

Drainage Comments

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the applicant to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

We recommend the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above. In line with these comments, we recommend the following condition is attached to any approval notice.

Recommended Condition

Foul and surface water shall be drained on separate systems. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

Note for the applicant: In the event of this application being approved and the above condition included in any subsequent Decision Notice, United Utilities will not provide formal comment on this condition through the Local Authority planning process. If the applicant intends to connect to the public sewer system, discharge rates will instead be reviewed as part of our standard S106 sewer connection process which relates to new connections to the public sewer. For brownfield sites, we wish to target a reduction in accordance with national standards on sustainable drainage which seek to reduce run-off to greenfield rates. Our minimum expectation on a brownfield site will be a 50% reduction in the rate of discharge. In demonstrating the required reduction in discharge rates, full details and associated evidence of existing drainage connections from the site shall be submitted to justify the proposed reduction.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a S104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the S104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved are done entirely at the developers own risk and could be subject to change.

Details of both our S106 sewer connections and S104 sewer adoptions processes (including application forms) can be found on our website <http://www.unitedutilities.com/builders-developers.aspx>

Please note we are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for you to discuss with the Lead Local Flood Authority and / or the Environment Agency if the watercourse is classified as main river.

Water Comments

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project which should be accounted for in the project timeline for design and construction.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

Alternatively, the applicant can visit our website to find further information and relevant application forms <http://www.unitedutilities.com/builders-developers.aspx>

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

General comments

Where United Utilities assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>. You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

For any further information regarding Developer Services and Planning, please visit our website at <http://www.unitedutilities.com/builders-developers.aspx>

Yours faithfully

David Talbot
United Utilities
Developer Services and Planning

Martyn Leigh

From: Tony Hill
Sent: 07 June 2018 15:21
To: Steven Kirkham
Subject: 18/00201/FUL

Hi Steven,

18/00201/FUL Derby St. Denton.

The proposed development would mean the removal of approximately 6 trees (3x B2 and 3x C2). However the more significant trees that form the boundary to the motorway and Sainsbury's are to be retained which would be acceptable. These trees should be protected to BS5837 during development.

Thanks,

Tony Hill
Arboricultural and Countryside Estates Officer
Operations and Greenspace
Operations and Neighbourhoods
Operations and Neighbourhoods

Tameside MBC | Twitter | Facebook | Instagram
Hyde Depot | Park Road | Hyde | Tameside | SK14 4JT

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Council



From: Craig Richardson
Sent: 26 June 2018 14:33
To: Steven Kirkham
Subject: 18/00201/FUL Clearance Site West of Derby Street, Denton - AQ Assessment response

Hi Steven

The air quality impact assessment report has now been assessed by Gary Mongan and the below comments have been made that need addressing by the applicant / agent.

Failure to address the points raised may result in an amendment to our original recommendation which could mean a recommendation for refusal. In fact, I would say that, at this point, I would withdraw my original recommendations and replace with a recommendation for refusal until the below points have satisfactorily been addressed since the proposal is within a defined air quality management area.

Points that need addressing in the air quality Impact assessment report:

Map / plan detailing site location in relation to major road network.
Details of number of units on the site
Discussion on why acceptable to develop site given it's in an AQMA
Discussion on site generated traffic after completion – numbers of new trips in AQMA – is this significant
Manchester Met data – which station (airport?) and what time period?
Speeds used seem somewhat high (appear to be the speed limits for the roads not actual average speeds)
Have not assessed the air quality impacts using IAQM/EPUK guidance as discussed in 3.1.2 of the report
Impacts of dust – no explanation of how impacts have been assessed or categorised as per IAQM guidance on assessment of dust from construction and demolition 2014 – just a summary
Are any mitigation measures being considered

Can you pass on the above observations to the applicant / agent.

Kind regards

Craig Richardson
Environmental Strategy Officer
Environmental Services (Public Protection)
Operations and Neighbourhoods
Operations and Neighbourhoods

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Tame Street Depot | Tame Street | Stalybridge | Tameside | SK15 1ST

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off when
they switch
on.



IT'S NOT OKAY

CHILD SEXUAL
EXPLOITATION:
IT'S NOT OKAY

Martyn Leigh

From: Sean.Bastow@gmp.police.uk
Sent: 27 June 2018 10:50
To: Steven Kirkham
Subject: 18/00201/FUL - URN:2018/0503/PLA/01

Good Morning Steven,

Thanks for the opportunity to comment on the above application, having looked over the documents we would have the following comments:

The proposed development of four houses is to be constructed on an open piece of land off Derby Street and Catherine Street West which will increase active surveillance from the adjacent properties.

The only concern is the proposed plans indicate that the properties will have an area of ambiguous space behind the boundary treatments which could make the new properties susceptible to criminal damage, burglary and anti-social behaviour given the lack of natural surveillance and lighting to the area. Ideally if the remaining space could be included as part of the curtilage of the proposed properties which will remove the ambiguous space and minimize the risk of crime.

We would also have the following recommendations:

- The proposed development should be designed and constructed to Secured by Design standards including laminated glazing; security-certified windows and doors (please see www.designforsecurity.org/secured-by-design/ or www.securedbydesign.com for more information). Developments that are built to this standard are less likely to be susceptible to crime.
- All garden boundary treatments adjacent publically accessible land in particular the rear boundary should be 2100mm
- Entrance gates should be installed that lead to the rear of each property and should be set forward as close to the building line as possible

In summary we would be happy to support the application providing the issue of ambiguous space is addressed

Kind Regards

Sean Bastow Bsc Hons
Assistant Design For Security Consultant

for and on behalf of Greater Manchester Police | Crime Prevention Team
designforsecurity | preventandsecure

Office Address: 4th Floor, Greater Manchester Police Force Headquarters, Northampton Road, Central Park, Manchester, M40 5BP

Postal Address: Design for Security, Greater Manchester Police, Openshaw Complex, Lawton Street, Openshaw, Manchester, M11 2NS

T: +44 (0)161 856 5998 | M: 07796705135 | E: info@designforsecurity.org | www.designforsecurity.org

I♥MCR

To contact the police in an emergency call 999 or to contact Greater Manchester Police for a less urgent matter call 101.

For the latest news and information about your Neighbourhood Policing Team visit www.gmp.police.uk. You can also follow us on Twitter: [www.twitter.com/gmpolice](https://twitter.com/gmpolice) or find us

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This e mail carries a disclaimer, a copy of which may be read at:

<http://www.gmp.police.uk/emaildisclaimer>

FROM: Highways Development **TO:** Planning Development Manager

REF: SO

DOC: ◇

DATE: 2 July 2018

Comments on Planning Application No: 18/00201/FUL.

Development: 4no. Dwelling houses

Location: Clearance Site West Of Derby Street Denton

Please include with any approval

NOTE 43A NFAI

The applicant's attention should be drawn to the need to consult the Engineering Service, Council Offices, Tame St, Stalybridge, regarding the street names/postal numbers for the proposed development. **0161 342 3417**

CONDITION

The development hereby approved shall not be occupied/brought in to use until the road works and traffic management measures necessary to secure satisfactory access to the site have been completed in accordance with details having been agreed in writing previously with the local planning authority.

REASON To secure the provision of satisfactory access to the site and in the interests of road safety.

NOTE Work to include resurfacing of footways fronting site; infill of existing vehicular accesses. Works to be secured under s278 Agreement Highways Act

NOTE

The applicant's attention should be drawn to the need to intercept surface water draining from the proposed development prior to its entering the highway across a footway to meet the requirements of Section 163 of the Highways Act 1980

CONDITION (vis splays allowing railings)

A clear view shall be provided on both sides of any site access where it meets the footway. It shall measure 2.4metres along the edge of the site access and 2.4 metres along the footway. It must be clear of anything higher than 600mm above the access, except for vertical iron railings to a design that includes rails of not greater than 15mm diameter spaced at not less than 100mm intervals.

REASON ENGR2 To allow users of the site access and highway to see each other approaching.

Martyn Leigh

From: Councillor Brenda Warrington
Sent: 12 July 2018 14:41
To: Steven Kirkham
Cc: Councillor Michael Smith
Subject: Re: Derby Street Denton 18/00201/Ful
Attachments: image001.jpg

Hi Steven

Thank you for this advice, if the application is to be recommended for refusal then I am agreed that you do so under delegated powers

Regards

Brenda
Councillor Brenda Warrington
Executive Leader
Tameside MBC

Sent from my iPhone

On 12 Jul 2018, at 11:34, Steven Kirkham <steven.kirkham@tameside.gov.uk> wrote:

Morning Councillor,

Good morning. I just wanted to update you on the Derby Street application following our meeting the other week. I've recommended refusal against the loss of protected green space. In addition to this, we also think that a refusal is justified on Air Quality grounds. I would like to get the decision issued without further delay so just checking that you are still happy for this to be delegated as agreed.

Many thanks

Steven Kirkham
Principal Planning Officer (Major Developments)
Planning
Development and Investment
Place

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Clarence Arcade | Stamford Street | Ashton-under-Lyne | Tameside | OL6 7PT

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<image001.jpg>

Martyn Leigh

From: Sharon Bennett on behalf of Planning Mail
Sent: 30 May 2018 11:43
To: Steven Kirkham; Anita Eckersley
Subject: RE: Payment made over the phone

Hi Steve,

We cannot take card payments for over £1000 in tech support if he did pay over the phone then it would have been with cashiers I have copied Anita into the email.

Anita – please can you check if a card payment was made on 7 March 2018 for £1848.00 against [REDACTED]

Regards
Sharon Bennett
Planning Technician
Planning
Development and Investment
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From: Steven Kirkham
Sent: 24 May 2018 11:29
To: Planning Mail
Subject: FW: Catherine Street West, Denton

Morning,

Can the attached please be uploaded to 18/00201/FUL. Uniform is showing that the fee is also outstanding (£1848) but the agent believe this was paid over the phone by Rob Steg on the 7th March 2018. I've asked for a reference number to be supplied but can you please also check the records.

Many thanks,

Steven Kirkham
Principal Planning Officer (Major Developments)
Planning
Development and Investment
Place

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From: Jason Dugdale [REDACTED]
Sent: 24 May 2018 11:13
To: Steven Kirkham
Subject: FW: Catherine Street West, Denton

Hi Steven

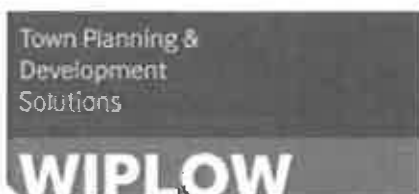
Further to our telephone conversation this morning, please find attached a copy of the tree survey that you previously requested.

Regards

Jason

Jason Dugdale MA DipTP DipPS N.DipM MRTPI
Director of Planning

[REDACTED]
www.wiplow.com



From: Faye Walton [REDACTED]
Sent: 23 May 2018 16:37
To: [REDACTED] Jason Dugdale [REDACTED]
Cc: Dave Griffin [REDACTED] Mike Gregory [REDACTED]
Subject: Catherine Street West, Denton

Hi Rob/Jason,

Please find attached the *Tree Survey Report and drawing 5709.01* for Catherine Street West.

If you have any queries do not hesitate to contact the office.

Regards

Faye Walton

Faye Walton | Landscape Architect
Licentiate Member of the Landscape Institute



[REDACTED]

**Trevor Bridge Associates Ltd, Ashton Old Baths,
Stamford Street West, Ashton-Under-Lyne, Lancashire OL6 7FW**

Martyn Leigh

From: Steven Kirkham
Sent: 24 May 2018 11:29
To: Planning Mail
Subject: FW: Catherine Street West, Denton
Attachments: PD.5709.TSR.MAY18.pdf; 5709.01: TS MAY18.pdf

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Steven Kirkham
Principal Planning Officer (Major Developments)
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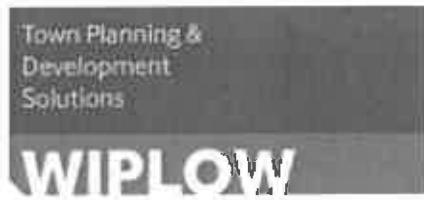
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Jason

Jason Dugdale MA DipTP DipPS N.DipM MRTPI
Director of Planning



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If you have any queries do not hesitate to contact the office.

Regards

Faye Walton

Faye Walton | Landscape Architect
Licentiate Member of the Landscape Institute



[REDACTED]
Trevor Bridge Associates Ltd, Ashton Old Baths,
Stamford Street West, Ashton-Under-Lyne, Lancashire OL6 7FW



From: Steven Kirkham
Sent: 29 June 2018 12:38
To: [REDACTED]
Subject: 18.00201.FUL Derby Street Denton

Hi Jason,

I'm afraid that following consideration the Authority will not be in a position to support the application at Derby Street. You'll be aware that the policy OL4 sets a very high threshold for the release and or development of Protected Green Space. The site meets the criteria of a valued amenity space, the openness of which adds significant character to the local area. The local value is emphasised when accounting for the dense urban nature of the immediate area including the M67, which brings added air quality, and severance issues. The associated loss of the Green Space would result in local deficiencies which would not be adequately be compensated for.

Whilst I appreciate the site was disposed of by the Council it was so on an unconditional basis. Any suggestion that the site could be developed for a none Green space function was therefore purely speculative.

Further to the principle not being supported there are also current objections raised on air quality grounds. The site is within a AQMA associated with vehicles at the M67/M60 junction. The EHO is recommending refusals and has asked for the following information to be passed on:

Points that need addressing in the air quality impact assessment report:

- *Map / plan detailing site location in relation to major road network.*
- *Details of number of units on the site*
- *Discussion on why acceptable to develop site given it's in an AQMA.*
- *Discussion on site generated traffic after completion – numbers of new trips in AQMA – is this significant*
- *Manchester Met data – which station (airport?) and what time period?*
- *Speeds used seem somewhat high (appear to be the speed limits for the roads not actual average speeds)*
- *Have not assessed the air quality impacts using IAQM/EPUK guidance as discussed in 3.1.2 of the report*
- *Impacts of dust – no explanation of how impacts have been assessed or categorised as per IAQM guidance on assessment of dust from construction and demolition 2014 – just a summary*
- *Are any mitigation measures being considered*

Clearly the impacts here are twofold, the associated loss of trees/green space would be of detriment to local air quality and future residents being exposed to the associated risks.

Please contact me if you wish to discuss the above points. I shall otherwise proceed to determine the application before the 19th July 2018.

Kind regards

Steven Kirkham
Principal Planning Officer (Major Developments)
Planning
Development and Investment
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