

RE 1801087/FUL Land rear of 405 Wakefield Road and Rear of 12 John Street John Street Stalybridge
From: Andrew Taylor - Environmental Health
Sent: 20 December 2018 14:26
To: Planning Mail
Subject: RE: 18/01087/FUL Land rear of 405 Wakefield Road and Rear of 12 John Street John Street Stalybridge

Hi,

In regards to potential contaminated land issues, there is a WML Consulting Phase 1 Desk Study and Preliminary Geo-Environmental Assessment submitted with the above planning application. I've reviewed the report and I agree with their conclusions and recommendations. As a consequence, the standard CLS2A condition is not required in this instance, I recommend the following condition is attached:

Prior to the occupation of the property, the soils in the proposed garden areas will need to be sampled and analysed to confirm whether they are chemically suitable for use. It is recommended that the investigation and testing proposals are agreed with the Environmental Protection Unit before they are undertaken. We will also require interpretation and risk assessment of the results based on current best practice guidance. If necessary, a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation. Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.

Upon completion of any approved remediation schemes, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

If you have any questions please contact me.

Kind regards,

Andrew Taylor
Environmental Protection Officer
Environmental Services (Public Protection)
Operations and Neighbourhoods

Tameside MBC | Twitter | Facebook | Instagram
Tame Street Depot | Tame Street | Stalybridge | Tameside | SK15 1ST

Tel. 0161 342 2691
Mobile. 07815172444

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From: Jane Dodson On Behalf Of Planning Mail
Sent: 19 December 2018 15:43
To: Andrew Taylor - Environmental Health
Subject: 18/01087/FUL Land rear of 405 Wakefield Road and Rear of 12 John Street John Street Stalybridge

RE 1801087FUL Land rear of 405 Wakefield Road and Rear of 12 John Street John Street Stalybridge

Ecology Response

From: Suzanne Waymont
Sent: 09 January 2019 13:47
To: Planning Mail
Subject: PA 18/01087/FUL - Ecology Response

Dear Steven

Thank you for your consultation on the above application for the erection of one dwelling in Stalybridge and for forwarding the ecology survey.

The ecology survey has been undertaken by a licensed and experienced ecological consultancy. The ecological consultants appear to have undertaken a detailed survey of the site and carried out an appropriate level of survey.

The survey found the site to have limited ecological value. The main issue would be associated with nesting birds and the clearance of tree and scrub during the bird breeding season. We would therefore recommend that the following condition be attached to any permission, should it be granted:

No removal of or works to any trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Small amounts of invasive species were found on site and the applicants would follow the recommendations in the report to control these.

Should you have any queries relating to this advice, please do not hesitate to contact me again,

Yours sincerely

Suzanne

--

Suzanne Waymont MCIEEM
Senior Ecologist

Greater Manchester Ecology Unit
Council Offices
Clarence Arcade
Stamford Street
Ashton-under-Lyne
Tameside
OL6 7PT

Tel: 0161 342 2771
Website: www.gmwildlife.org.uk
Facebook: www.facebook.com/pages/Greater-Manchester-Local-Record-Centre
Twitter: GMLRC@GMrecordcentre

Ecology Response

Suzanne Waymont
Senior Ecologist
Strategic Infrastructure
Development and Investment
Place

Tameside MBC | Twitter | Facebook | Instagram
Clarence Arcade | Stamford Street | Ashton-under-Lyne | Tameside | OL6 7PT

Tel. 0161 342 2771

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Suzanne Waymont
Senior Ecologist
Strategic Infrastructure
Development and Investment
Place

Tameside MBC | Twitter | Facebook | Instagram
Clarence Arcade | Stamford Street | Ashton-under-Lyne | Tameside | OL6 7PT

Tel. 0161 342 2771

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Suzanne Waymont MCIEEM
Senior Ecologist

Greater Manchester Ecology Unit
Council Offices
Clarence Arcade
Stamford Street
Ashton-under-Lyne
Tameside
OL6 7PT

Tel: 0161 342 2771

Website: www.gmwildlife.org.uk

Facebook: www.facebook.com/pages/Greater-Manchester-Local-Record-Centre

Twitter: [GMLRC@GMrecordcentre](https://twitter.com/GMLRC@GMrecordcentre)

Suzanne Waymont
Senior Ecologist
Strategic Infrastructure
Development and Investment
Growth

Tameside MBC | Twitter | Facebook | Instagram
Clarence Arcade | Stamford Street | Ashton-under-Lyne | Tameside | OL6 7PT

Tel. 0161 342 2771

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Ecology Response

Suzanne Waymont
Senior Ecologist
Strategic Infrastructure
Development and Investment
Growth

Tameside MBC | Twitter | Facebook | Instagram
Clarence Arcade | Stamford Street | Ashton-under-Lyne | Tameside | OL6 7PT

Tel. 0161 342 2771

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RE 1801087FUL Land rear of 405 Wakefield Road and Rear of 12 John Street John Street Stalybridge
From: Stephen Hall
Sent: 20 December 2018 09:35
To: Planning Mail
Subject: RE: 18/01087/FUL Land rear of 405 Wakefield Road and Rear of 12 John Street John Street Stalybridge
Attachments: NPPG - Land Stability.docx; land-stability (2).pdf

Thank you for your request for comments, which are as follows;

- 1) Please supply a full land stability risk assessment report supported by SI information on the effects of the development on the adjacent sloped embankment which the development will be cutting in to.
- 2) The development relies on the provision of a series of retaining structures details of which will need to be provided to ensure an appropriate method of construction. The safe construction of these walls is likely to be a factor in responses to item 1.

Please let me know if you require any further discussion or assistance on this.
Regards
Stephen

Stephen Hall
Environmental Services Manager (Structures and Special Projects)
Design and Delivery
Operations and Neighbourhoods
Operations and Neighbourhoods

Tameside MBC | Twitter | Facebook | Instagram
Tame Street Depot | Tame Street | Stalybridge | Tameside | SK15 1ST

Tel. 0161 342 2935
Mobile. 07811380188

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From: Jane Dodson On Behalf Of Planning Mail
Sent: 19 December 2018 15:42
To: Stephen Hall
Subject: 18/01087/FUL Land rear of 405 Wakefield Road and Rear of 12 John Street John Street Stalybridge

1801087FUL

From: Tony Hill
Sent: 02 January 2019 12:12
To: Steven Kirkham
Subject: 18/01087/FUL

Hi Steven,

18/01087/FUL – Rear 405 Wakefield Rd. Stalybridge.

Other than the two trees to be retained there is no significant existing vegetation on site.

The landscape design is appropriate to the development and the proposed trees and hedges will provide adequate screening and an improvement to the existing landscape.

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

Tel. 0161 342 3084
Mobile. 07971285296

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

Your ref: 18/01087/FUL
Our ref: DC/19/14
Date: 04-JAN-19

Dear Sir/Madam,

Location: Land rear of 405 Wakefield Road & rear of 12 John Street Stalybridge Tameside
Proposal: Erection of 1No detached dwelling house

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. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. 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](tel:03707510101) 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

Jill Walker
United Utilities
Developer Services and Planning

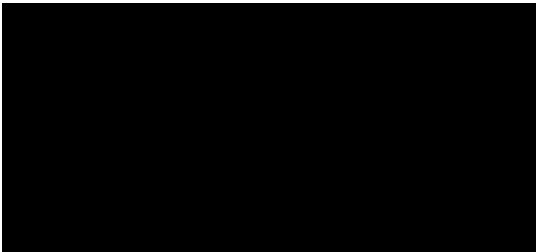
Planning Application Comment 1

From: DoNotReply@tameside.gov.uk
Sent: 07 January 2019 13:34
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23576626
Service Id: 440
Dated: 07/01/2019 13:33:37

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street Stalybridge Tameside



Comments On The Proposal...

Both myself and my partner who live at this property strongly oppose these plans for the below reasons:

- We don't believe the plans only affect the rear of No. 12. We value our privacy and the property, we feel, will directly overlook ours. We would be more than happy for a representative of the council to visit should proof be required.

- We have concerns on drainage/collection on water affecting [REDACTED] property should these plans go ahead, being located [REDACTED].

- We have concerns regarding subsidence based on the fact that the property will be built on a slope - directly beneath the red brick properties on Chamberlain Avenue. Again, this is [REDACTED]

- We feel the proximity of such a property is too close and ruins what landscape is left to the rear of our property.

- We only recently moved to the area, attracted by the historical feel to the area. Although the proposed property is stone built, it will contain a large glass balcony (overlooking our property!), which we don't feel blends in with the area.

- Heyrod is already overpopulated with new builds (such as the two new multi story red brick properties on Chamberlain Avenue) and we feel more builds will lose the heritage and charme of the village.

Planning Application Comment 1

- We're concerned our property value will plummet following this build and it would make it more difficult to sell our property should we wish to do so.

- We have concerns with vehicular access to the area, should the plans go ahead. Added to this is the noise and disruption this is likely to cause.

We hope you will consider our comments when making a decision.

Many thanks

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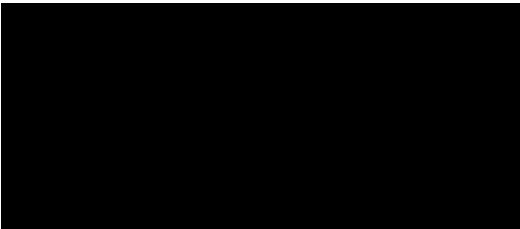
Planning Application Comment 2

From: DoNotReply@tameside.gov.uk
Sent: 07 January 2019 09:55
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23574703
Service Id: 440
Dated: 07/01/2019 09:54:44

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street
Stalybridge Tameside



Comments On The Proposal...

My property sits within a very close proximity of the new build, it will create an issue relating to building regs due to my property [REDACTED]. This property will also remove my view of the local green belt area. Access to the rear of my property and the right of way for removal of all our refuse bins looks like it will be removed if the application is agreed. There is also a natural spring and well that is positioned on the corner of John Street and as previously when work has been carried out on this plot of land the natural run off of water is seriously effected. This I believe has caused flooding to houses situated around this area. The access road to John Street and many other streets in this area are serviced by one small one way opening off a 40MPH road (Wakefield Road). If the application is agreed, when the construction phase takes place this will create a serious dangerous access point for every resident in Heyrod Village. Also due to the potential effect on the water course the access road to John Street will be continuously be flooded with a potential of freezing during the colder winter months.

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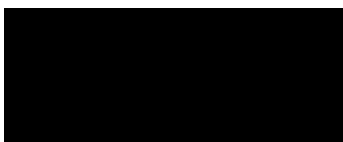
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Planning Application Comment 3
From: DoNotReply@tameside.gov.uk
Sent: 06 January 2019 21:08
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23571250
Service Id: 440
Dated: 06/01/2019 21:08:14

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street
Stalybridge Tameside



Comments On The Proposal...
Is this land brownfield land? I don't think it is?

I don't believe the local infrastructure can handle anymore dwellings, John street is particularly congested.

I'm also concerned about how it will affect residents in the surrounding areas.

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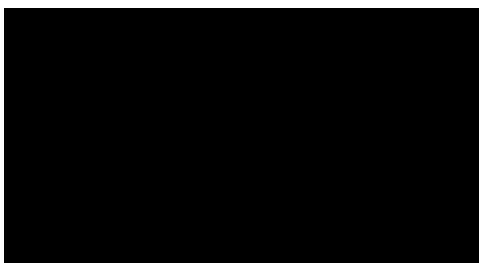
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Planning Application Comment 4
From: DoNotReply@tameside.gov.uk
Sent: 08 January 2019 19:59
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23587970
Service Id: 440
Dated: 08/01/2019 19:59:17

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street Stalybridge Tameside



Comments On The Proposal...

I have concerns about this application. We have had previous issues with the well in this area over flowing which caused flooding towards our home running onto Wakefield Road and causing traffic disruption. I am also concerned plans will not be observed like previous buildings from this applicant and the property will not be in keeping with the grade 2 listed buildings.

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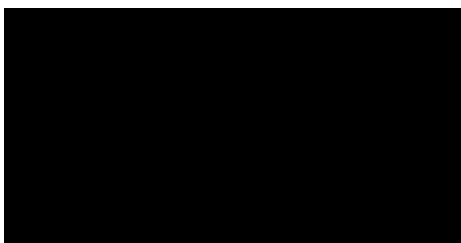
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Planning Application Comment 7
From: DoNotReply@tameside.gov.uk
Sent: 08 January 2019 16:46
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23586448
Service Id: 440
Dated: 08/01/2019 16:46:07

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street Stalybridge Tameside



Comments On The Proposal...

As a resident of [REDACTED] and as [REDACTED]
[REDACTED] I
wish to object to this application. The turning onto John St is already very dangerous and allowing cars up to this dwelling would increase risk of accident. Furthermore this area is adjacent to the village green which is used by many, the disruption caused to this would be immeasurable.

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Planning Application Comment 6

From: DoNotReply@tameside.gov.uk
Sent: 08 January 2019 17:57
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23587217
Service Id: 440
Dated: 08/01/2019 17:57:13

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street
Stalybridge Tameside



Comments On The Proposal...
I disagree with the proposal because the dwelling is not in keeping with surrounding properties, in terms of construction materials and style of property.

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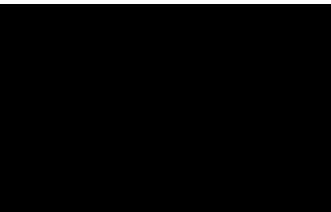
Planning Application Comment 5

From: DoNotReply@tameside.gov.uk
Sent: 08 January 2019 18:19
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23587395
Service Id: 440
Dated: 08/01/2019 18:18:33

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street Stalybridge Tameside



Comments On The Proposal...
We disagree with the application for the following reasons:

Design is out of keeping with the area, we have a number of listed buildings and Heyrod Fold properties are constructed out of stone.

Drainage/ surface water issues. John Street has already been severely handicapped by drainage problems since the houses at the end of Chamberlain Rd were constructed. It's dangerous especially at winter when it freezes over.

The current state of land is the fault of the applicant for example steel fence and the rubbish contained within.

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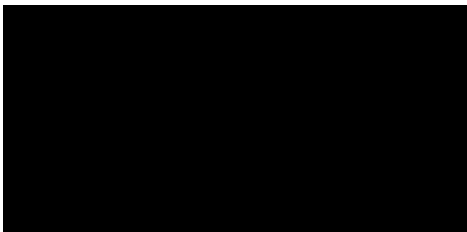
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Planning Application Comment 8
From: DoNotReply@tameside.gov.uk
Sent: 08 January 2019 13:23
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23585307
Service Id: 440
Dated: 08/01/2019 13:23:03

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street
Stalybridge Tameside



Comments On The Proposal...
I think this plan should be granted only if certain restrictions are placed upon it. Specifically that this building is visually appealing and made from stone or of contemporary design. Definitely not a red brick prison like he previously built on John Street

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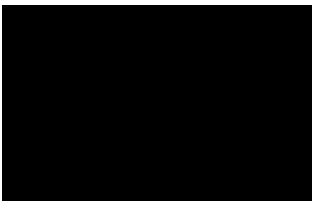
Planning Application Comment 9

From: DoNotReply@tameside.gov.uk
Sent: 08 January 2019 12:22
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23585036
Service Id: 440
Dated: 08/01/2019 12:22:25

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street Stalybridge Tameside



Comments On The Proposal...

My partner and I strongly object to the PERMANENT CHANGE set out in 18/01086/FUL.

We do not understand how the build will fit in with existing properties and current setting. The plans repeatedly state the incorporation of sedum planted flat roof, use of natural materials (timber and stone) and that it is designed to work with the topography of the land. However, please look at the whole thing for what it actually is. As the plans also state, a 'grand designs' style building. A very large, very linear, clad, flat roofed building with grey steel windows and doors. The 'positive' features of the building per application are designed to 'reduce the impact', quite clearly then, we will have a substantial impact.

Heyrod Fold is demonstrated within the plans by referral to relevant maps to hold the accolade of being the original base of Heyrod. Heyrod Fold contains 4 grade II listed buildings as well as other notably old properties [REDACTED] The proposed development will negatively impact Heyrod Fold. The immediate existing properties are all stone built (including recently built Adelaide House) a number of which have natural slate roofing.

Heyrod benefits from a 'proper' village setting. We host the Brass Band Contest annually. We overlook the moors. We utilise the village hall. We have tree swings and a village shop. A 'grand designs' build is not compatible with what we already have. The build does not reflect the character and nature of original properties. The build will not improve the character and quality of the area.

Planning Application Comment 9

The plans refer to the keeping of existing trees, which are unprotected. However, the applicant cannot vouch for future owners who I expect would probably prefer removal to open up their vista. Plans refer to new foliage to help blend the site, with minor benefit in 15 years. This is not particularly persuasive, this is a long time to live with something to obtain a possible minor benefit in 15 years' time. I would not entertain a bank savings account that offered the same return.

The plans state that this is intended to be a family house. Families require schools. It is already very difficult to enrol your child into their first choice school from Heyrod. All schools (primary and secondary) are across the valley where we compete strongly for places with the many houses already positioned closer. This problem has increased in recent years.

The housing needs of Tameside are mentioned. We think the many new large estates (Staley Hall and Churchfields) more than compensate for one property for one family currently per this application. This 'benefit' is therefore irrelevant.

The proposed property will directly overlook our own. The view from rear windows, including recently refurbished loft space to into third bedroom will be severely negatively impacted. The impact is exacerbated by the fact that I also work partly from home, at the rear of the house. Our privacy cannot be retained. Just a few years ago we were happy for Adelaide House to be constructed, despite it diminishing our privacy from the side of our house, it is entirely unfair to ask that we accept further diminished privacy from the rear of the house. The proposed balcony will only serve to heighten this problem. We will feel completely overlooked. Daylight will be further reduced, the houses at the end of Chamberlain Road took a substantial amount of sunlight from John Street.

██ the entrance of which serves access to Adelaide House. The additional property will utilise the same tarmac area, however their vehicles ██████████. I don't relish the thought of a road, private or otherwise ██████████. Again, a decrease in privacy.

The plans state that minimum spacing and privacy has been adhered to. This is not an acceptable standard. We do not accept the minimum of anything. We have privacy now, right now, we are unhappy that this will be reduced to a minimum level. If we wished to live where privacy is only minimum, well, there are plenty of opportunities in Tameside for us to do this. We choose Heyrod because we benefit from a higher standard.

Flood assessments. The building will be built into the hillside. Our own house, as well as listed buildings are at the bottom of that same hillside should there be issues with water coursing and/ or drainage. This is not farfetched, when the houses were constructed at the end of Chamberlain Road (also by Mr Barcroft) there were very definite issues with drainage down the field, along the side of our house and onto John Street. In fact, the issue was reported in the local newspaper and particularly impacted Hollie

Cottage who were forced to utilise sand bags to prevent interior flooding.

Groundwater assessments, unlikely and very low? The assessments were completed September/October 2018, the results will be unfairly biased due to the hottest summer on record. Under normal circumstances and for a large part of the year, the water coursing down the field is very noticeable, and at times the lower areas become boggy. You only need to consider the placement of the old well at the bottom of John Street to realise that a natural water course travels that direction, any interference can only serve to be problematic.

Slope and stability analysis. Referring back to previous issues once again, Chamberlain Road houses.. Gabion wall. TMBC were heavily involved in this matter some years ago. I would only expect a recurrence of the same problems. Even the slightest possibility of shifting land is very worrying and unacceptable, with particular consideration to Heyrod Fold and listed buildings thereon. The brick sheds that belong to 12 and 14 John Street (previously outside toilets) may not be resistant.

No archaeological information has been obtained. Please consider historical information. Heyrod comprises listed buildings and other old properties, we retain the old well and John Street itself is an ancient byway. On numerous occasions we have had to restore the appearance of the garden area around the well, this area has been maintained by 12 John Street for almost 20 years, prior to this it was maintained by 10 John Street. [REDACTED] due to unsympathetic works by Mr Barcroft. The old well used to have two large original stone gate posts, these were removed by Mr Barcroft. The well itself has a large crack along it, this was also a result of Mr Barcroft.

The application refers to the land according to the mood it wishes to create. On the one hand it is 'unsightly overgrown hillside' and on the opposite hand 'private garden land'. I would suggest that any part of it considered unsightly is entirely down to the owner of the land. I would even suggest that this is a purposeful treatment of the land with the hopes that adjacent houses would be happy to see it 'improved' by way of development. The application itself refers to the 'poor quality 1.8m galvanised steel fencing' that currently marks the perimeter, this fencing was erected by Mr Barcroft. The fencing was raised as an issue with TMBC on more than one occasion, however nothing was done to reduce its negative appearance.

The application refers to the land in terms of a wider setting of the village and states that it is extremely limited. I would point out that prior to the galvanised steel fencing the area was open to all and utilised by all, specifically the children of the village that benefitted from a carefully constructed tree house.

Noise during the build. As already noted, I work part time from home, building noise would be rather distracting in order to perform my duties to an acceptable level. The application makes reference to noise being accepted from the build of Adelaide House, and infers that noise

Planning Application Comment 9

resulting from this application is almost irrelevant. We strongly disagree. At the time of the Adelaide House build I did not work from home. The applicant is wrong to make their assumption.

The photographic assessment includes at least one photograph that was taken prior to the assessment date.

Mr Barcroft has never 'effectively engaged with the community' - we refer to this project as well as all previous applications. Quite the opposite in fact.

In summary, this application represents a total lack of regard for the community, reduces direct privacy enormously, it is a significant deterioration that the suggested measures do not compensate for.

Tameside cannot claim ownership of many 'villages' - please help to keep Heyrod one of them!

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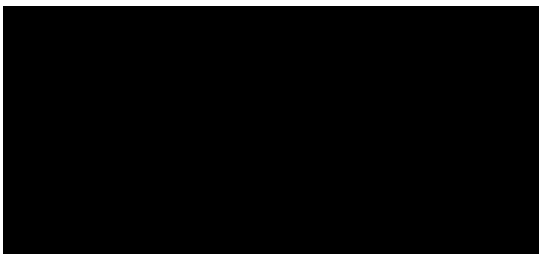
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Planning Application Comment 10
From: DoNotReply@tameside.gov.uk
Sent: 07 January 2019 22:40
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23580837
Service Id: 440
Dated: 07/01/2019 22:40:03

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street
Stalybridge Tameside



Comments On The Proposal...
Would like to object this, Heyrod is a very small village and traffic on the main road is already excessive.
There's limited parking around this area and building works would disrupt the very small access to the village and the area here

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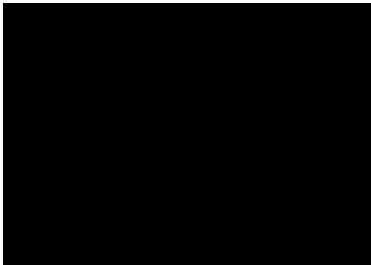
Planning Application Comment 11

From: DoNotReply@tameside.gov.uk
Sent: 07 January 2019 19:51
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23579893
Service Id: 440
Dated: 07/01/2019 19:51:12

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street Stalybridge Tameside



Comments On The Proposal...

I wish to object to the proposed dwelling for the following reasons: -

Limited access to the proposed site which also forms a public footpath and is the site of a traditional well (next to 12 John St)

Previous works on the same plot of land at a higher level caused significant problems for the properties in the vicinity of Heyrod Fold and John St as the natural watercourse was initially blocked/diverted.

Loss of privacy to properties from 12-18 John St

The proposed property is not in keeping with the area

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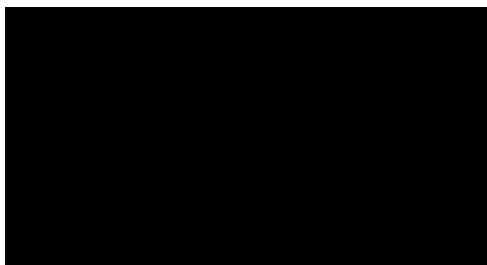
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Planning Application Comment 12
From: DoNotReply@tameside.gov.uk
Sent: 07 January 2019 21:36
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23580655
Service Id: 440
Dated: 07/01/2019 21:35:34

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street Stalybridge Tameside



Comments On The Proposal...

Please enter details...

I wish to object about this development. The dwelling will be a obstruction to pedestrians trying to cross Wakefield Road, this is a very busy road and traffic travels at high speed. Vehicles pulling out of John Street onto Wakefield Road are going to have vision obstructed possibly leading to a accident.

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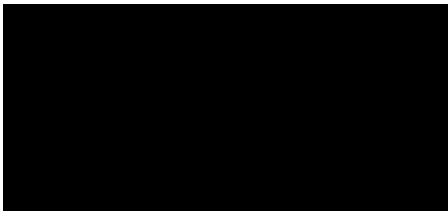
Planning Application Comment 13

From: DoNotReply@tameside.gov.uk
Sent: 08 January 2019 09:10
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23583238
Service Id: 440
Dated: 08/01/2019 09:09:30

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street Stalybridge Tameside



Comments On The Proposal...

I was under the impression that the village green had been sanctioned as a safe haven against alien builders. This is a builder who has constructed monstrous dwellings on Chamberlain Road not worthy to be classed as aesthetically pleasing or to blend in with surrounding structures and should not be trusted to infiltrate our village at any cost. Enough is enough this won't be an affordable home.... which you need to consider at great length.... what are needed are affordable homes as in the Casey Group proposal to build in the valley which is a disgrace.

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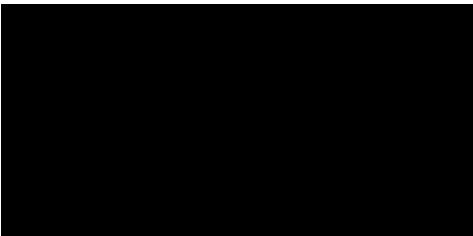
Planning Application Comment 14

From: DoNotReply@tameside.gov.uk
Sent: 08 January 2019 10:57
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23583913
Service Id: 440
Dated: 08/01/2019 10:56:35

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street
Stalybridge Tameside



Comments On The Proposal...
OBJECTIONS, TRAFFIC IN AND OUT OF JOHN STREET IT IS A SMALL STREET AND SHARP
CORNER AND
ALSO ONE WAY, SAFETY OF CHILDREN, PRIVACY OF DWELLINGS, DISRUPTION, OBSTRUCTION
TO LAND
ACCESS TO OWNERS OF LAND IN THE MIDDLE. DAMAGE TO THE ROAD WITH WEIGHT OF
TRAFFIC GOOD
MS TO BE USED AS ALREADY POTHoles SO FURTHER DAMAGE.

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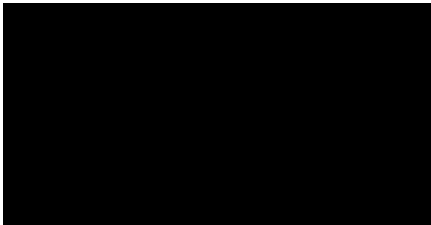
Planning Application Comment 15

From: DoNotReply@tameside.gov.uk
Sent: 08 January 2019 10:50
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23583875
Service Id: 440
Dated: 08/01/2019 10:50:20

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street Stalybridge Tameside



Comments On The Proposal...

Objections houses from [REDACTED] will be overlooked and prob have there privacy encroached because of elevation of field. Also because of only entrance a very real danger to children and pedestrians and very real disruption to traffic as it s the other entry to Higher Heyrod . Plus there is a public right of way to Chamberlain rd and Hall avenue

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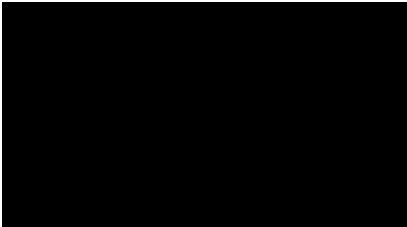
Planning Application Comment 16

From: DoNotReply@tameside.gov.uk
Sent: 09 January 2019 12:12
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23593507
Service Id: 440
Dated: 09/01/2019 12:12:21

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street
Stalybridge Tameside



Comments On The Proposal...
we wish to object to application as [REDACTED] land next to it as we are
concerned about our right of
way

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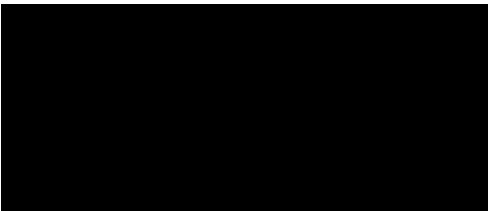
Planning Application Comment 17

From: DoNotReply@tameside.gov.uk
Sent: 09 January 2019 15:51
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23595122
Service Id: 440
Dated: 09/01/2019 15:51:17

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street
Stalybridge Tameside



Comments On The Proposal...

The proposed residential development is aesthetically out of keeping with the area, and significantly alters views in a number of surrounding directions. It directly overlooks the rear elevation of a terrace of houses (3 of which are listed) and in the case of 12 John Street, significantly overlooks their property with a large glazed front elevation. Where there could be a case for a sensitive, innovative contemporary design complementing the historic houses that adjoin this plot, this design does not achieve that. It is out of keeping and unsympathetic, and causes a significant overlook issue for the terrace at 12-18 John Street. I also understand that the issues surrounding rights of way across the property have not been resolved.

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Planning Application Comment 18

From: DoNotReply@tameside.gov.uk
Sent: 12 January 2019 12:06
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23614047
Service Id: 440
Dated: 12/01/2019 12:06:22

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street Stalybridge Tameside



Comments On The Proposal...
I object to the addition of any further dwellings in Heyrod. Heyrod is a small village with little to no infrastructure to support additional dwellings. New builds in recent years have been approved with little or no consideration to visual impact, accessibility and impact on village day to day life. The build above this Site at the end of cChamberlain avenue caused significant flooding to the existing houses at the bottom of John Street and this site is in the exact same zone to have the same effect. The statement in the application that there is deemed to be little or no risk of flooding is cavalier at best. The proposed access to the site is via the very narrow entrance to John street and any construction vehicles will probably have to exit in reverse the wrong way down this one way onto the main road. This has caused significant problems in the past. I should also like to point out that most of the photos in the application are several years old and do not reflect the current situation in Heyrod.

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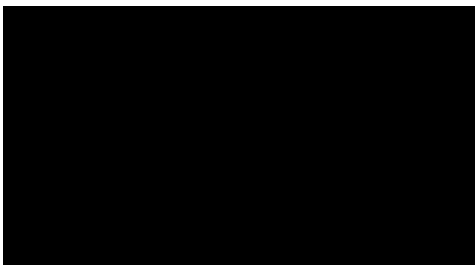
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Planning Application Comment 19
From: DoNotReply@tameside.gov.uk
Sent: 18 January 2019 16:05
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23912840
Service Id: 440
Dated: 18/01/2019 16:05:16

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street Stalybridge Tameside



Comments On The Proposal...
I would like to object to this proposal.

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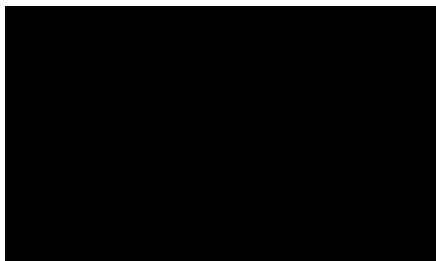
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Planning Application Comment 20
From: DoNotReply@tameside.gov.uk
Sent: 18 January 2019 16:07
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23912847
Service Id: 440
Dated: 18/01/2019 16:06:31

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street
Stalybridge Tameside



Comments On The Proposal...
I would like to object to planning.

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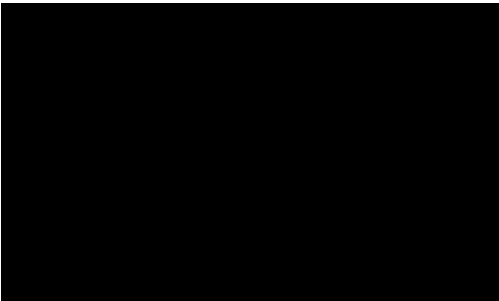
Planning Application Comment 21

From: DoNotReply@tameside.gov.uk
Sent: 18 January 2019 16:08
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23912854
Service Id: 440
Dated: 18/01/2019 16:07:31

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street
Stalybridge Tameside



I would like to object to planning

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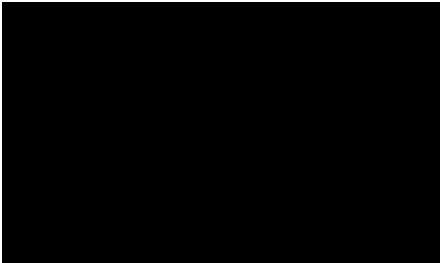
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Planning Application Comment 22
From: DoNotReply@tameside.gov.uk
Sent: 28 January 2019 12:13
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 23977976
Service Id: 440
Dated: 28/01/2019 12:13:05

Planning Application Number: 18/01087/FUL Date Of Application: 11/12/2018
Proposal: Construction of one detached dwelling house and associated retaining works.
Site: Land Rear Of 405 Wakefield Road And Rear Of 12 John Street John Street
Stalybridge Tameside



Comments On The Proposal...
no comments my house face it it will look good

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