

# DRAFT

Mr S Rosillo  
URS Infrastructure & Environment UK Ltd  
Bridgewater House  
Whitworth Street  
Manchester  
M1 6LT

## PARTICULARS OF DECISION

The Stockport Metropolitan Borough Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that **FULL PLANNING PERMISSION HAS BEEN GRANTED** for the carrying out of the development described above. The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission, as required by section 91 of the Town and Country Planning Act 1990 and amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development must be carried out in accordance with the application and plans submitted, and subject to the following terms and conditions:

1. Condition

This permission relates to the following drawings :-

Location Plan

- Planning Application Location Plan (1007/2D/DF7/A6-MA/PALP/270)
- Planning Application Location Plan – Local Authority Boundary Locations (1007/2D/DF7/A6-MA/PALP/271)

Proposed Block Plans

Planning Application Block Plans - Proposed Sheet 2  
(1007/3D/DF7/A6-MA/PABP/P/024)  
Planning Application Block Plans - Proposed Sheet 3  
(1007/3D/DF7/A6-MA/PABP/P/025)  
Planning Application Block Plans - Proposed Sheet 5  
(1007/3D/DF7/A6-MA/PABP/P/027)  
Planning Application Block Plans - Proposed Sheet 6  
(1007/3D/DF7/A6-MA/PABP/P/028)  
Planning Application Block Plans - Proposed Sheet 7  
(1007/3D/DF7/A6-MA/PABP/P/029)  
Planning Application Block Plans - Proposed Sheet 8  
(1007/3D/DF7/A6-MA/PABP/P/030)  
Planning Application Block Plans - Proposed Sheet 10  
(1007/3D/DF7/A6-MA/PABP/P/031)  
Planning Application Block Plans - Proposed Sheet 11  
(1007/3D/DF7/A6-MA/PABP/P/032)  
Planning Application Block Plans - Proposed Sheet 12  
(1007/3D/DF7/A6-MA/PABP/P/033)  
Planning Application Block Plans - Proposed Sheet 13  
(1007/3D/DF7/A6-MA/PABP/P/034)  
Planning Application Block Plans - Proposed Sheet 14  
(1007/3D/DF7/A6-MA/PABP/P/035)  
Planning Application Block Plans - Proposed Sheet 15  
(1007/3D/DF7/A6-MA/PABP/P/036)  
Planning Application Block Plans - Proposed Sheet 16  
(1007/3D/DF7/A6-MA/PABP/P/037)

#### Proposed Structures General Arrangements

- B001 A6 Bus Bridge General Arrangement (1007-3D-DF7-A6-MA-B001-701-C)
- Hazel Grove/Buxton Railway Underline Bridge Option 1 (1007-3D-DF5-A6-MA-B002-702-3)
- B003 Mill Lane Accommodation Bridge General Arrangement (1007-3D-DF7-A6-MA-B003-701-A)
- B004A Norbury Bridge Widening (1007-3D-DF7-A6-MA-B004A-701-A)
- B004 Mill Lane Footbridge General Arrangement (1007-3D-DF7-A6-MA-B004-701-A)
- B005 Mill Hill Hollow Bridge General Arrangement (1007-3D-DF7-A6-MA-B005-705-D)
- Mill Hill Hollow Footbridge General Arrangement (1007-3D-DF7-A6-MA-B005A-701-A)
- B007 Woodford Road Bridge General Arrangement (1007-3D-DF7-A6-MA-B007-707-C)
- General Arrangement WCML Bridge (1007-3D-DF5-A6-MA-B008-708)
- B010 Woodford Road Bridge – Bramhall General Arrangement (Sheet 1 of 2) (1007-3D-DF7-A6-MA-B010B-707a-B)
- B010 Woodford Road Bridge – Bramhall General Arrangement (Sheet 2 of 2) (1007-3D-DF7-A6-MA-B010B-707b)
- Styal Railway Bridge General Arrangement (1007-3D-DF5-A6-MA-B013-713-03)
- TR1-11 Dairy House Lane Culvert (1007-3D-DF7-A6-MA-TR1-11-701-A)
- General Arrangement R009 Retaining Wall (1007/3D/DF7/A6-MA/R009/726/B)
- Retaining Wall TR1G General Arrangement (1007/3D/DF7/A6-MA/TR1G/006/A)

#### Speed Limit Plans

1007/3D/DF7/A6-MA/SL/242 - Existing and Proposed Speed Limits - Sheet 1 of 4  
1007/3D/DF7/A6-MA/SL/243 - Existing and Proposed Speed Limits - Sheet 2 of 4  
1007/3D/DF7/A6-MA/SL/244 - Existing and Proposed Speed Limits - Sheet 3 of 4  
1007/3D/DF7/A6-MA/SL/245 - Existing and Proposed Speed Limits - Sheet 4 of 4  
1007/3D/DF7/A6-MA/SL/246 - Existing and Proposed Speed Limits – Sheet Location Plan

#### Public Rights of Way Plans

1007/3D/DF7/A6-MA/PROW/210 - Existing and Proposed Public Rights of Way  
1007/3D/DF7/A6-MA/PROW/211 - Existing and Proposed Public Rights of Way  
1007/3D/DF7/A6-MA/PROW/212 - Existing and Proposed Public Rights of Way  
1007/3D/DF7/A6-MA/PROW/213 - Existing and Proposed Public Rights of Way  
1007/3D/DF7/A6-MA/PROW/214 - Existing and Proposed Public Rights of Way

60212470-HIG-0503 Rev P06 - Drainage layout Sheet 3  
60212470-HIG-0504 Rev P07 - Drainage layout Sheet 4  
60212470-HIG-0505 Rev P05 - Drainage layout Sheet 5  
60212470-HIG-0506 Rev P06 - Drainage layout Sheet 6  
60212470-HIG-0507 Rev P06 - Drainage layout Sheet 7  
60212470-HIG-0508 Rev P06 - Drainage layout Sheet 8  
60212470-HIG-0509 Rev P06 - Drainage layout Sheet 9  
60212470-HIG-0510 Rev P05 - Drainage layout Sheet 10  
60212470-HIG-0511 Rev P05 - Drainage layout Sheet 11  
60212470-HIG-0512 Rev P06 - Drainage layout Sheet 12  
60212470-HIG-0513 Rev P05 - Drainage layout Sheet 13  
60212470-HIG-0514 Rev P05 - Drainage layout Sheet 14  
60212470-HIG-0515 Rev P05 - Drainage layout Sheet 15  
60212470-HIG-0516 Rev P06 - Drainage layout Sheet 16  
60212470-HIG-0535 Rev P03 - Summary of Proposed Drainage Networks

#### Approved Documents

Environmental Statement: Volume 1 - Main Text (1007/6.15.2/189)  
Environmental Statement: Volume 2 – Figures (1007/6.15.2/190)  
Environmental Statement: Volume 3 - Appendices (1007/6.15.2/191)  
Design and Access Statement – Volume 1 (1007/6.15.2/180)  
Design and Access Statement – Volume 2 (Structures Reports)  
(1007/6.15.2/181)  
Transport Assessment - 1007/6.15.2/183  
Socio-economic Impacts Report - 1007/6.15.2/173  
Flood Risk Assessment - 1007/6.7/061  
Tree Survey -1007/6.15.2/185  
Street Lighting Design Statement - 1007/10.7/105  
Health Impact Assessment - 1007/6.15.2/186  
Drainage Strategy Report - 1007/6.7/062  
Airport Safeguarding - 1007/11.01/165  
Sustainability Statement - 1007/13.5/164  
Equalities Impact Assessment - 1007/6.15.2/187  
Soft Landscape Specification - 1007/5.7/097  
Landscape Management Plan - 1007/5.7/098  
Code of Construction Practice - 1007/10.4/134

#### Reason

For the avoidance of doubt and to ensure that the development complies with the following policies saved Policies of the adopted Stockport Unitary Development Plan Review and Policies of the adopted Stockport Core Strategy DPD;

#### Stockport Unitary Development Plan Review (saved policies)

CDH1.2: Non Residential Development in Predominantly Residential Areas  
ST2.2: Protection for Major Road Schemes  
LCR1.1: Landscape Character Areas  
EP1.7: Development and Flood Risk  
NE1.1: Sites of Special Nature Conservation Importance  
NE1.2: Sites of Nature Conservation Importance  
GBA1.1: Extent of Green Belt

No development shall take place until (i) a schedule of all the materials to be used on the development including retaining walls, lighting columns, bridges and fences has been submitted to and approved in writing by the local planning authority and (ii) samples have been made available for inspection on the site. The new sections of road hereby approved shall not be brought into use until it has been completed in accordance with the approved schedule and materials.

Reason

In the interests of visual amenity and to ensure compliance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD

4. Condition

Before the new sections of road hereby approved are brought into use details of all proposed lighting to be implemented as part of the development (including street lighting and that associated with the bridges, underpasses and other circulation areas, etc) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting shall be implemented and carried out in full accordance with the approved details.

Reason

To ensure that any lighting is the minimum necessary for its purpose in accordance with Policy SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

5. Condition

No lighting required for the construction of the development shall be installed at the site except in accordance with details which have been first submitted to and approved in writing by the local planning authority.

Reason

To ensure that any lighting is the minimum necessary for its purpose in accordance with Policy SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

6. Condition

The development hereby approved shall have foul and surface water drained in accordance with the principles outlined in the submitted Flood Risk Assessment which was prepared by AECOM Ltd Ref: 1007/6.7/061 rev 5, dated 2<sup>nd</sup> October 2013 and the submitted Drainage Strategy Report and associated plans (prepared by AECOM Ltd ref: 60212470/HIG/001, dated August 2011). For the avoidance of doubt, any foul water must drain separately to surface water and no surface water will be permitted to

components to deal with the risks associated with contamination of the site have been submitted to and approved, in writing, by the Local Planning Authority:

- 1) A preliminary risk assessment which has identified:
  - all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

#### Reason

To ensure that any unacceptable risks from contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SIE-3 "Protecting Safeguarding and Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

#### 10. Condition

The new sections of road shall not be brought into use until the approved remediation scheme required to be submitted by Condition 9 has been carried out. Within six months of completion of remediation measures, a validation report assessing the effectiveness of the remediation carried shall be submitted to and approved in writing by the local planning authority. The report shall specify any further remediation or monitoring measures necessary and indicate how and when these measures will be undertaken. Any further remediation must be implemented in accordance with approved report.

#### Reason

To ensure that any unacceptable risks from contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to

1. A phased programme and methodology to include:
  - an agreed scope of mitigation for each historic building and archaeological site affected by the scheme, including as appropriate the following elements
    - archaeological evaluation
    - where the above identifies significant remains, targeted archaeological excavation
    - watching brief
    - palaeo-environmental sampling and analysis
    - historic building survey
2. A programme for post investigation assessment to include:
  - analysis of the site investigation records and finds
  - production of a final report on the significance of the heritage interest represented.
3. Provision for archive deposition of the report, finds and records of the site investigation.
4. Dissemination of the results through publication and other media.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

#### Reason

In accordance with NPPF policy 12, paragraph 141, "to record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and "to make this evidence (and any archive generated) publicly accessible".

#### 14. Condition

No development shall take place until a schedule for the undertaking of a precommencement survey of bat roost activity, otter activity, badger activity/foraging surveys and great crested newt activity (in ponds 34 and 139) has been submitted to and approved in writing by the Local Planning. The surveys shall be subsequently undertaken in accordance with the approved schedule.

#### Reason

To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with saved policies NE1.1 and NE1.2 and policy SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

#### 15. Condition

No development shall take place until detailed mitigation/compensation strategies for the following species have been submitted to and approved by the Local Planning Authority:

Great crested newts (each meta-population)  
Badgers



Core Strategy DPD.

18. Condition

No development shall take place until a method statement for the control and eradication of invasive species such as Japanese knotweed and Himalayan balsam has been submitted to and approved by the Local Planning Authority. The submitted method statement shall include location maps for all stands and method of control, including timings of the work and disposal of any contaminated material. The development shall be subsequently carried out in accordance with the approved details.

Reason

To safeguard and enhance the natural environment and biodiversity of the Borough in accordance with the requirements of Policy SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

19. Condition

Any buildings, other built structures or trees, assessed as being more than low risk for bat habitation, which are not removed prior to March 2016 shall be reassessed for bat habitation and the information and any mitigation required shall be submitted to and be approved by the Local Planning Authority.

Reason

To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with saved policies NE1.1 and NE1.2 and policy SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

20. Condition

Any ponds within the footprint of the development or that fall inside the exclusion fencing that have not been removed by March 2016 shall be reassessed and/or surveyed for great crested newts habitation and the information and any mitigation required shall be submitted to and be approved by the Local Planning Authority

Reason

To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with saved policies NE1.1 and NE1.2 and policy SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.



Prior to the commencement of development a scheme identifying the layout of the proposed pitches at Woodford Recreation Ground shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall subsequently be implemented prior to any development taking place which impacts on Woodford Recreation Ground.

Reason

To ensure retention of community facilities in accordance with policy AS-2 of the Core Strategy Development Plan Document

24. Condition

No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall indicate the size, species and spacing of planting, the areas to be grassed and the materials to be used on the hard surfaced areas.

Reason

To ensure the satisfactory appearance of the site in compliance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

25. Condition

The approved landscaping scheme shall be carried out within 6 months of the opening of the road. Any trees, plants or grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size, species and quality unless the local planning authority gives written approval to any variation.

Reason

To ensure the satisfactory appearance of the site in compliance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

26. Condition

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

the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SIE-3 "Protecting Safeguarding and Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

30. Conditon

Prior to the commencement of development details of the temporary measures to maintain designated and permissive Rights of Way that are affected by the construction work shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall subsequently be implemented for the duration of construction works.

Reason

In the interests of highway safety and to safeguard the amenities of the locality pursuant to policies T-1, T-2, T-3 and SIE-1 of the Core Strategy Development Plan Document.

31. Condition

Prior to the provision of alternative access routes and/or diversions full details of the proposed route and facilities shall be submitted to and approved in writing by the Local Planning Authority. The alternative access routes and/or diversions shall subsequently be provided in accordance with the approved details, or any subsequent revisions that have been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of highway safety and to safeguard the amenities of the locality pursuant to policies T-1, T-2, T-3 and SIE-1 of the Core Strategy Development Plan Document.

32. Condition

All vehicles, plant and machinery shall be maintained in accordance with the manufacturer's specification at all times, and shall be fitted with and use effective silencers. Any breakdown or malfunction of silencing equipment or screening shall be treated as an emergency and should be dealt with immediately. Where a repair cannot be undertaken within a reasonable period, the equipment affected should be taken out of service.

Reason

In the interests of residential amenity and to ensure compliance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD

33. Condition

Reason: In the interests of highway safety and to safeguard the amenities of the locality pursuant to policies T-1, T-2, T-3 and SIE-1 of the Core Strategy Development Plan Document.

35. Condition

No demolition, excavation, remediation or development works shall take place until a Construction Management Plan (CMP) with detailed method statements for all works practices of construction has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the full construction period and provide for:-

- details of and position of any proposed cranes to be used on the site;
- a detailed programme of the works and risk assessments;
- the designated route for all construction and delivery vehicles;
- traffic management and control measures;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- contractor accommodation/facilities;
- the erection and maintenance of security hoarding and any scaffolding;
- temporary traffic signage;
- measures to prevent the deposit of extraneous matter (mud, debris etc.) onto public highways by vehicles travelling from the site;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works and
- restoration works.

Reason

In the interests of highway safety and to safeguard the amenities of the locality pursuant to policies T-1, T-2, T-3 and SIE-1 of the Core Strategy Development Plan Document.

In the interest of highway safety and sustainability and to safeguard the amenities of the locality pursuant to policies T-1, T-2, T-3 and SIE-1 of the Core Strategy Development Plan Document.

38. **Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):**

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during pre-application discussions to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

Should contamination be suspected, found or be caused at any time when carrying out the development that was not previously identified, the local planning authority should be notified immediately and development affected or potentially affected by the contamination should stop and an investigation and/or risk assessment and/or remediation carried out to establish the most appropriate course of action. Failure to stop and notify may render the Developer/Owner liable for the costs of any investigation and remedial works under Part IIA of the Environmental Protection Act 1990.

**Signed:**

**Dated:**

On behalf of  
Emma Curle - Head of Development Management  
BSc (Hons), MRTPI

**ADDITIONAL INFORMATION**

1. Should contamination be suspected, found or be caused at any time when carrying out the development that was not previously identified, the local planning authority should be notified immediately and development affected or potentially affected by the contamination should stop and an investigation and/or risk assessment and/or remediation carried out to establish the most appropriate course of action. Failure to stop and notify may render the Developer/Owner liable for the costs of any investigation and remedial works under Part IIA of the Environmental Protection Act 1990.
2. The route of the proposed development affects watercourses, some of which

- 3 The applicant's attention is drawn to the provision of Section 63 of the Greater Manchester Act 1981 which specifies requirements for fire brigade access when plans for the erection or extension of a building are deposited with a District Council in accordance with the Building Regulations.
- 4 Where your proposal involves building work, your attention is specifically drawn to the need to check with the Building Inspector with regard to the possible requirement for Buildings Regulations Consent.
- 5 Where applicable, notes on your rights of appeal against the decision are set out on the sheet attached to this decision notice. **The Planning Inspectorate's** details are listed below;

The Planning Inspectorate,  
Customer Support Unit,  
Room 3/15, Eagle Wing,  
Temple Quay House,  
2, The Square,  
Temple Quay,  
Bristol,  
BS1 6PN

Telephone: 0117 372 6372  
Fax: 0117 372 8782  
email: [enquiries@planning-inspectorate.gsi.gov.uk](mailto:enquiries@planning-inspectorate.gsi.gov.uk)  
web site: [www.planning-inspectorate.gov.uk/](http://www.planning-inspectorate.gov.uk/)

**DRAFT**