

PLANNING COMMITTEE
Schedule of Supplementary Information

24.11.2016

**Members are advised of the enclosed information that was either
received or requested after the production of the planning applications report**

**Bolton
Council**

97730/16

Ward	Location
HULT	PLOT E1, HULTON HEYS WAY, (LOGISTICS NORTH, CUTACRE), LITTLE HULTON

97730/16 Plot E1

The applicant has submitted additional information to satisfy the Council's Environment Health Officers and the Coal Authority that the proposal could be safely developed. This includes confirmation that the pre-existing mine shaft has been successfully remediated (grouted). In addition, further clarification was required as to how the potential for shallow mine workings within the development would be treated. The applicant has confirmed that further survey (bore holes) would be required to ascertain whether any further remedial work would be required.

It is considered that this element could be conditional upon any approval. Comments from the Coal Authority are expected shortly.

The applicant has provided amended plans which make modest changes to the footprint of the proposed multi storey car park. In addition, amended plans have been submitted which make provision for two air handling units to be located on the roof of the proposed new office provision at the front of the building. Each unit would be 8 metres in length, 3 metres in width and a height of 2.5 metres.

Further consultee comments:

Landscape architects:- the Council's officer has commented as follows:

- The site looks overdeveloped with these additional buildings and there will loss of soft landscape and new trees on site; and
- The multi-storey car park should have some green walling to mitigate the loss of green space and trees. This would also give the development a design edge over other buildings and create a better environment and image for both people working at the site but for wildlife too. Any other cladding of the building should be non-reflective and of a darker, 'naturalistic' colour to reduce its visual impact.

Greater Manchester Police: have commented that the application should be supported by a full Crime Impact Statement.

Highways England: no comments received to date.

Officer comment:- the nature of the proposed development and the potential occupier is one which would result in a more intensive use of the site, in particular the erection of the multi storey car park, additional office accommodation and also additional trailer parking on the western and southern edge of the development.

This additional development would result in less space being left for landscaping but is considered that there is still sufficient space to provide landscaping within the site to offset any loss. In addition, the proposal would be seen in the context of the Country Park to the south and west together with communal landscaping which is located along the main spine road to the east of Plot E1.

The applicant has advised that it is not possible to provide green walling within the development. A number of minor amendments to the draft conditions have also been agreed with the applicant.

In terms of the current submission the applicant has submitted a Crime Impact Statement which both analyses the design of the scheme and provides for a number of mitigation measures including security fencing around the site, creation of clear distinction between public and private space, monitoring of CCTV by 24 hr security staff, facades of the warehouse to minimise places to hide, external lighting to evenly distribute light within the site.

The proposal would provide 16 disabled car parking spaces.

Comments from Highways England are expected shortly.

It is considered that the outstanding highways matters and site remediation detail can be successfully dealt with by Officers.

In conclusion, the Officers recommendation contained within the report is still correct. The delegation of the decision to the Director of Place in discussion with the Chair of Planning Committee will allow the outstanding items to be successfully resolved.

