

ANNEX 1: Full details of new Section 106 agreements entered into during the reported year 1 April 2019 to 31 March 2020 (excluding deeds of variation).

Planning application reference number: 17/00012/OUT

Site address: Amenity Area Adjacent 25 Grosvenor Street, Stalybridge.

Proposal: Erection of part 3, part 4 storey apartment building to accommodate up to 14 units (Outline - all matters reserved)

Decision date: 7 June 2019

Reported at Strategic Capital and Planning Monitoring Panel: November 2019

Section 106 Obligations:

- Highways Contribution - £347.98 1-bed units, £835.16 for others, for installation of electric vehicle charging points in car parks in Stalybridge;
- Open Space Contribution: £798.42 per unit for improvements to Cheetham's Park Playground; and,
- Provision of on-site Affordable Housing.

Planning application reference number: 18/00487/OUT

Site address: Golden Shred Works, Williamson Lane, Droylsden

Proposal: Proposed Redevelopment of land at Manchester Road, Ashton Hill Lane, Fitzroy Street and Williamson Lane, Droylsden for Class C3 Residential Development, Public Open Space and Means of Access (Outline Application with Means of Access not reserved)

Decision date: 5 August 2019

Reported at Strategic Capital and Planning Monitoring Panel: November 2019

Section 106 Obligations:

Affordable housing

On site provision of 'Affordable' housing in accordance with a scheme to be submitted requiring at least 5% of the units to meet the definition.

Education

A contribution of between £78,176.42 and £377,201.22 (depending on the housing mix) towards an extension to Aldwyn Primary School.

Open Space

£592.38 per dwelling used as follows:

- £100,000 towards recreation improvements at Sunny Bank Park, including playground and pitch improvements;

- £57,334.04 towards improvements to Copparas Fields, including improvements to footpaths, signage and new furniture;
- £50,000 towards play improvements at Floral Gardens.

Highway Improvements

£400,000(circa) towards highway improvements to be used as follows:

- £35,000 towards CCTV at the junction of Audenshaw Road, Manchester Road and Ashton Hill Road;
- £9,500 towards the implementation of Microprocessor Optimised Vehicle Actuation (MOVA) at the junction of Audenshaw Road, Manchester Road and Ashton Hill Road;
- £10,000 towards resurfacing the access ramp and provision of signage to the Fairfield Road towpath access;
- £5,000 towards opening up the western end of Gorsefields (at the junction of Market Street) for cycle access only to provide a connection to the canal towpath on Fairfield Road;
- £50,000 towards the provision of a zebra crossing with dropped kerbs and tactile paving across Williamson Lane adjacent to the proposed emergency access to serve the development and improvements to pedestrian and cycle connectivity between Williamson Lane and Droylsden town centre;
- £20,000 towards the provision of a zebra crossing with dropped kerbs and tactile paving across Ashton Hill Lane adjacent to the proposed emergency access to serve the development;
- £20,000 towards the provision of a pedestrian crossing across Manchester Road adjacent to the proposed access in the south eastern corner of the site;
- £60,000 towards two splitter islands on Manchester Road to improve north-south pedestrian connectivity between the junction with Audenshaw Road and Fairfield Avenue;
- £61,000 towards upgrading the footway to improve cycle access at the junction between Manchester Road and Kershawe Lane;
- £120,000 towards the provision of a toucan crossing across Droylsden Road, adjacent to the junction with Williamson Lane and connecting the entrance to Lees Park.

Other

- Management and maintenance surface water drainage, parking and on site open space to be undertaken by the Owner;
- Travel Card Scheme – Up to £8,850 to fund a scheme in accordance with details to be submitted for approval.

Planning application reference number: 18/01102/FUL

Site address: Former Moss Tavern, 99-101 Ashton Road, Droylsden.

Proposal: Development of the site of a former (demolished) public house to provide a three-storey building, including 23 residential units with associated car and cycle parking facilities.

Decision date: 8 October 2019

Reported at Strategic Capital and Planning Monitoring Panel: March 2020

Section 106 Obligations:

Open Space

- £16,835.85 towards upgrading the pathway network within Lees Park (immediately adjacent to the north east).

Other

- Details of the management of the surface water drainage system and public open space within the development.

Planning application reference number: 18/00818/FUL

Site address: Former Globe Works, Brook Street, Hyde

Proposal: Demolition of existing buildings formally occupied by Globe Works and the construction of 37 dwelling houses and 6 apartments (43 residential units) with associated car parking and landscape works.

Decision date: 12 February 2020

Reported at Strategic Capital and Planning Monitoring Panel: July 2020

Section 106 Obligations:

Green Space

- £17,154.21 (allocated towards Local Green Space improvements);

Education

- £48,937.40 (allocated towards the development of additional school places at Alder High School)

Highways

- £31,258.21 (allocated towards Mottram Road Junction improvements).

Planning application reference number: 19/00558/REM

Site address: Former Hartshead High School, Greenhurst Road, Ashton

Proposal: Application for the approval of Reserved Matters of outline planning application 17/00719/OUT (as varied by 18/01117/FUL) seeking approval of details of appearance, landscaping, layout & scale for a residential development of 195 dwellings including associated infrastructure, open space & any other associated development.

Decision date: 13 March 2020

Reported at Strategic Capital and Planning Monitoring Panel: July 2020

Section 106 Obligations:

Public Open Space

- £174,997.28 to be used towards improvements to infrastructure at Smallshaw Fields, Knott Hill Reservoir and Hartshead Pike

Affordable Housing

No less than 15% of dwellings to be provided as Affordable Housing Units via the following mix:

- 6no 2-bed mews houses as shared ownership;
- 18no 3-bed semidetached dwellings and mews houses as shared ownership; and,
- 6no. 1-bed units as affordable rented housing units.