

Development Brief

Land & buildings at former Droylsden cemetery maintenance yard, Manor Road, Droylsden

1. Introduction

The purpose of this document is to provide a concise introduction to the development potential and planning requirements relevant to this development site. The site is owned by Tameside MBC and the Council is seeking to dispose of it.

Its aim is to assist potential purchasers in the preparation of development proposals and will be used to assess the acceptability of any offers put forward, before the Council will consider selling the site, to ensure that it meets the Council's requirements in terms of design, development and land use principles.

Developers will need to ensure that the principles are adhered to, and any variations clearly justified.

2. Summary of brief

The Council will expect the new proposals to be appropriate to its context including being:

- Small scale residential development
- Maximum two storeys in height
- Bespoke, high quality design, reflective of the character of the cemetery's gothic architecture.

3. Location

The site is situated on Manor Road in Droylsden, with the south east corner adjacent to the roundabout linking Greenside Lane, Chappell Road and Scott Road. Droylsden Town Centre is located south east of the site, approximately 0.5km away.

The site is the former maintenance yard of Droylsden Cemetery and so bounds the cemetery to the north and west. Further north is a playing field and further west is Droylsden Academy High School. The land use to the east and south is largely residential.



Location map for land and buildings at former Droylsden cemetery maintenance yard.

The site is in an accessible location, within walking distance to bus routes, primary and secondary schools, a local shopping parade, Droylsden Town Centre and parks and playing field.

4. Site description and context

Current use: The 0.3 Ha site is entirely designated as protected green space, as per the UDP proposals map. However, the majority of the site was most recently utilised as the maintenance yard for Droylsden Cemetery and comprises a number of associated buildings and outbuildings. The most easternly part of the site comprises a dense area of mature trees, which are to be protected with a TPO at the point of sale.

There is a low-level natural stone wall with attractive railings atop to the southern and



eastern perimeters, fronting Manor Road and Greenside Lane.

The public footway on the corner of Manor Road and Greenside Lane, which lies immediately adjacent to the site, opens to form a gateway, where the surfacing material differs to the general tarmacked footway and features a heritage style post for planting.



View of site taken from roundabout linking Greenside Lane, Chappell Road and Scott Road.

Immediately west of the site and adjacent to the cemetery entrance, is a two storey building constructed from natural stone, formerly associated with the cemetery, though has since been converted into a dwellinghouse, known as The Lodge. The building is not listed, though is considered to have historic interest and architectural merit.

Scale and built form: Adjacent residential development is predominantly two storey semi-detached residential properties, except for The Lodge, which is detached.

Character: Land to the east and south is largely residential in nature, though land north and west

largely comprises open green space, which is protected.

Density: The density of the surrounding area is approximately 60 dwellings per hectare.

Views: The site occupies a prominent position in the street scene and is readily visible from several vantage points, from the highway (predominantly Manor Road) and from within Droylsden Cemetery. Existing mature trees to the southeast corner somewhat screen views of the site from Greenside Lane and Chappell Road to the east.

Topography: The site is largely flat.

Access: There is no direct vehicular or pedestrian access to the site. The only access is secondary, being via the main cemetery access off Manor Road.

Boundaries: To the northern boundary is the graveyard associated with Droylsden Cemetery and part of cemetery the maintenance yard.

Trees: A number of mature trees line the southern boundary of the site. There is also a dense area of mature trees to the south eastern corner, and whilst not currently protected, shall be, at the point of sale via a TPO.





Mature trees to south east corner of the site.

Flooding: The entire site lies within flood zone 1 with a low probability of flooding from rivers.

Ground conditions: Prospective developers will have to satisfy themselves of ground conditions including contamination, services and culverts prior to development of the site.

5. Planning considerations

The development of the site should accord with the development plan, namely policies in Places for Everyone (PfE) (2024) and all the remaining saved policies of the Tameside Unitary Development Plan (2004), alongside the following Supplementary Planning Documents:

- Residential Design SPD
- Trees and Landscaping on Development Sites SPD.

6. Development principles

Land use: The site is located within protected green space, as designated by the UDP. Considering the current use of the site, as a maintenance yard for the cemetery, the site

contributes little to the purposes of protected green space, and is considered appropriate for redevelopment, subject to an appropriate case being made to demonstrate compliance with UDP policy OL4.

The site would appear appropriate for high quality residential use, having regard to the neighbouring land uses.

Density: PfE policy JP-H4 requires a minimum net residential density of 50 dwellings per hectare at this site. Measuring 0.3Ha, it would appear suitable for approximately 15 dwellings. However, the southeast corner of the site comprises mature trees, which are to be protected, reducing the developable size of the site.

In addition, there is a need to reflect site specific issues, such as design context and sensitivities, including the heritage value of the cemetery and lodge. Therefore, proposals should adopt a lower density approach than that outlined in policy JP-H4.

Scale and massing: Detached dwellings of two storeys high would be considered the most appropriate in this location.

Other types of residential accommodation, such as semi-detached or a larger development block may also be considered appropriate.

Design: There is a strong gothic architectural style to the site and its surroundings, owing to the character and appearance of the Lodge, cemetery chapel and boundary treatments, which should be reflected in any new residential development proposals.



The Lodge and chapel are large two storey buildings, constructed from stone, which new dwellings should take design cues from, particularly regarding their design, layout and materials. As such, it is expected that dwellings in this location use quality natural materials. Bespoke architectural solutions, to reflect and align with the chapel and Lodge, should be reflected.



The Lodge and chapel within the cemetery site.

Edges: The low level stone wall with railings atop, to the southern and eastern boundaries, should be retained. An opening to the boundary wall may be considered for vehicular and pedestrian access, though approached sensitively, being consistent with existing features.



Existing boundary treatment fronting Manor Road and Greenside Lane.

Properties should front Manor Road, though be set back from the southern boundary, to allow for access, front gardens and existing tree planting to the southern boundary be retained.

Proposals should include robust boundaries to the north to maintain access control to the cemetery beyond.

Views: Consideration should be given to how new residential development would frame Manor Road.

Affordable homes: Where proposals are predominantly for affordable housing, the types and tenures should be agreed with the Council before submission of a tender or any grant funding bit to Homes England’s affordable homes programme.

Where proposals are for market sale housing, then a minimum of 15% of any homes should be affordable, with at least 60% being family homes for social rent and the remainder for shared ownership or rent to buy.

Nomination rights should be provided to the Council for social rent and a local connection for all affordable home ownership tenures will be expected. Homes delivered by developer contribution should be discounted and transferred to one Registered Provider and should not be grant funded by Homes England.

In meeting the above policy requirements, it may be acceptable this is achieved via commuted sum to deliver off site affordable housing, due to the relatively small scale of the site.



Privacy: There must be at least 14m spacing distance between habitable room windows on street frontages and between habitable room windows and two storey blank walls.

Accessible and Adaptable Homes: Any residential proposals should achieve the Building Regulations Part M4(2) standard for accessible and adaptable homes in accordance with PfE policy JP-H3.

Minimum Space: Any residential proposals must comply with the nationally described minimum space standards in accordance with PfE policy JP-H3. Properties that additionally meet Part M4(3) standard are encouraged.

Access and Highways: All highways should be made up to adoptable standards and should prioritise active travel modes, such as cycling, walking and wheeling, in line with the streets for all principles, set out in PfE policy JP-C5.

Vehicular and pedestrian access into the site is currently taken from Manor Road, via the existing cemetery entrance, which does not form part of the site for disposal. Retaining this access for any new development would therefore not be feasible and so a new access point must be considered for vehicles and pedestrians from Manor Road. This must be considered sensitively, to avoid significant harm to the attractive boundary wall that fronts the highway.

Consideration must also be given to the existing bus stop on Manor Road adjacent to the site, which may need re-positioning, subject to new entrances.

There should also be adequate access for refuse collection and for the storage of waste and recycling bins away from the street scene. Proposals should include safe, innovative parking solutions and there should not be large areas of surface or frontage parking.

Car parking: Residential development proposals should have clearly identified parking areas, providing EV charging facilities, accommodating for at least 2 vehicles and should not include on-street parking. Given the site's accessible location, within walking distance to Droylsden Town Centre and bus and Metrolink services, alongside opportunities to for active travel, a reduction in the minimum parking standards may be considered appropriate. However, the impact of cars should not compromise the safety of pedestrians and traffic flows around the site. All homes without a garage will require secure/covered cycle storage facilities.

Trees: The trees to the south eastern corner of the site are to be protected with a TPO at the point of sale. Additionally, there are several trees lining the southern boundary of the site, which should be retained where possible, to maintain the green frontage along Manor Road. As such, an arboricultural impact assessment should be submitted with any application for planning permission.

Landscaping: Landscape design will make a significant contribution to the appearance of the development. Any hard and soft landscaping should be integral to the scheme and reflect the scale and nature of development. Boundary treatments should be constructed in attractive



and durable natural materials and be reflective of the gothic architecture.

Ecology: Appropriate ecological assessments should be undertaken relating to the potential for badgers, nesting birds and bat roosts and a 10% Net Gain for Biodiversity should be met in accordance with PFE policy JP-G8. Biodiversity enhancement measures, such as bat boxes and butterfly houses, should also be implemented to any proposed scheme.

Secured By Design: Proposals should be safe and secure, designing out crime, in line with PFE Policy JP-P1, reducing opportunities for anti-social behaviour. The Council encourages schemes to achieve Secured By Design accreditation, where they should provide natural surveillance over the public realm and across the cemetery.

Further details are available from www.securedbydesign.com.

Environment and Sustainability: Tameside Council is committed to promoting the conservation and sustainable use of natural resources and encourages developers to incorporate these principles in the use of construction materials. This should be done through a sustainability statement which will include:

- An energy statement which demonstrates energy reduction measures, in line with PFE Policy JP-S2 (Carbon) and S3 (Heat Networks), such as on-site generation of renewable energy.
- The incorporation of Sustainable Urban Drainage Systems (SUDS) in accordance with PFE policy JP-S4.

Planning Obligations: The development may impact on infrastructure and service provision and is likely to be subject to Section 106 Agreement to mitigate this. Likely contributions could include:

- Public realm improvements, i.e. benches.
- Education infrastructure
- Highway access.

7. Planning applications

Developers are encouraged to enter into active pre-application discussions with Development Management Officers regarding their proposals. Supporting visual material will depend on the nature and scale of proposals. However, proposals will typically need to be supported by the following:

- Existing and proposed site plans
- Proposed plans, elevations and sections
- Proposed street scene elevations
- Material schedule
- A Design and Access Statement (including consideration of heritage impact and Crime Impact Assessment);
- Residential proposals to include Accessibility Checklist/ Statement;
- Biodiversity Net Gain Information;
- An Ecological Assessment, including a bat survey, badger survey and Biodiversity Net Gain information;
- An Arboricultural Impact Assessment
- A Transport Statement, including parking details;
- A Sustainability Statement including energy statement;
- A Landscaping Strategy
- A Drainage Strategy



- Desk based site investigation
- A Flood Risk Assessment is not required as the site is under 1 hectare and in flood zone 1
- Noise Impact Assessment
- Statement of Community Involvement;
- Heads of Terms (in relation to s106).

8. Further information

For further information visit
www.tameside.gov.uk/planning

