MANCHESTER CITY COUNCIL

Planning

Strategic Development

Delegated officer report for planning application

Application no.	119341/JO/2018
Date registered:	9 March 2018
Proposal:	Variation of conditions 5 (landscaping) and 27 (buffer zone) and removal of condition 29 (tree mitigation) relating to planning permission 114850/JO/2016
Address:	Bowker Bank Industrial Park , Bowker Bank Avenue, Manchester, M8 4PD
Ward(s):	Crumpsall Ward (2004) Crumpsall Ward
Applicant:	Mr Paul Gwynne Blackley Developments Ltd 32 Crescent, Salford, M5 4PF
Agent (if any):	
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: s.mccoombe@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	19 November 2018

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Dwellings

Date of site visit: 14 April 2019

Standard consultations:
Printed: 15 March 2018 Expired: 5 April 2018

Neighbour notifications
Printed: 15 March 2018 Expired: 5 April 2018

Site notice
Posted: 14.04.2018 Expired: 05.05.2018

Press advert
Published: 20 March 2018 Expired: 10 April 2018

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site measure approximately 1.43 ha and forms land to the west of the former Bowker Bank Industrial Estate. The site consists of the former eastern reservoir (a man made structure that is now redundant and drained), the anglers hard surface car park along with the access to the site along the macadam road from Bowker Bank Avenue. The site is relatively low lying, with the perimeter of the drained reservoir largely covered by existing trees and is part of the Irk Valley and a site of Biological Importance (SBI).

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: Yes

Description of area

The site is bounded to the north by the River Irk and the rear gardens of two storey semi-detached properties along Blackley New Road. To the west of the site is a retained reservoir along with a woodland area which is subject to a woodland Tree Preservation Order. To the south of the site lies the Metrolink line and the access to the site off Bowker Bank Avenue - a residential cul-de-sac characterised by, two storey, semi-detached dwellinghouses.

Description of development

The application seeks to vary planning conditions associated with the host outline planning permission for the erection of residential development for up to 28 dwellings with means of access from Bowker Avenue.

In this case, variations are sought to the wording of conditions 5 (landscaping), 27 (buffer zone) and the removal of condition 29 (tree mitigation).

Condition 5 relates to the submission and approval of the hard and soft landscaping scheme relating to the area outside the curtilage of the approved dwellinghouses.

It is proposed to vary the condition to allow the timescale for the submission of details to be varied from 'the commencement of development' to 'first occupation' of the dwellinghouses.

Condition 27 relates to the need to provide a landscaped 8 metre buffer zone between the proposed development and the River Irk, together with details of its maintenance.

It is proposed to vary the condition to allow the timescale for the submission of details to be varied from 'the commencement of development' to 'first occupation' of the dwellinghouses.

Condition 29 relates to an off-site tree planting mitigation scheme. It is proposed to remove this condition as it duplicates the measures and reasons contained within condition 5 and is therefore deemed superfluous.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Neighbourhood Team Leader (Arboriculture) – No comments to add.

MCC Flood Risk Management – No comments as the variations do not impact upon flood risk or drainage conditions.

Natural England – No comments to make.

Greater Manchester Ecology Unit – No objection.

Environmental Health – No comments.

Policy

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1 – 'Spatial Principles' refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

The proposed development is considered to be in accordance with policy SP1 in that a high quality residential development will be provided that contributes towards meeting housing growth in the City and creating a high quality neighbourhood for residents to live in. Consideration has been given to minimising the impact upon the amenity of local residents as well as preserving or enhancing the historical context.

Policy DM1 – 'Development Management' states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

The applicant has given careful consideration to the design, scale and layout of the development along with providing solutions to prevent overlooking, crime, waste management and car and cycle parking. The proposal also complies with the City Councils internal space standards.

Policy T2 'Accessible areas of opportunity and needs' states that all new development should provide appropriate car parking facilities

Policy H1 'Overall Housing Provision' states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors, in particular, the need to diversify housing stock in mono tenure areas by increasing the availability of family housing.

Policy H1 goes on to state that new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution set out above which supports growth on previously developed sited in sustainable locations and which takes account of the availability of developable sites in these areas;
- Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.

Policy H3 'North Manchester' states that in North Manchester, over the lifetime of the Core Strategy, the area will accommodate around 20% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the parts of North

Manchester that fall within the Regional Centre (Strangeways and Collyhurst area) and within Cheetham Hill and Harpurhey district centres as part of mixed-use schemes as well as along high frequency public transport routes.

Policy EN1 'Design principles and strategic character areas' states that all development in Manchester will be expected to follow the seven principles of urban design. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Proposals for new development must clearly detail how the proposed development addresses the design principle, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategic objectives.

Policy EN4 'Reducing CO2 emissions by enabling low and zero carbon developments', states that all development must follow the principle of the energy hierarchy, being designed:

- To reduce the need for energy through design features that provide passive heating, natural lighting and cooling;
- To reduce the need for energy through energy efficient features such as improved insulation and glazing;
- To meet residual energy requirements through the use of low or zero carbon energy generating technologies.

Policy EN8, 'Climate Change', states that all new development will be expected to adaptable to climate change in terms of the design, layout, siting and function of both building and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following:

- Minimisation of flood risk by appropriate siting, drainage and treatment of surface areas to ensure rain water permeability;
- Reduction of urban heat island effect through the use of green infrastructure;
- The need to control over-heating of buildings through passive design;
- Opportunities to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.

Policy EN9 'Green Infrastructure' states that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. The Council will encourage developers to enhance the quantity and quality of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Policy EN14 'Flood Risk' states that development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding. All new developments should minimise surface water run off.

Policy EN15, 'Biodiversity and Geological Conservation', states that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on site or adjacent to the site contributing to linkages between valuable or potentially valuable habitat areas where appropriate.

Policy EN18, 'Contaminated Land', states that any proposal for development of contaminated land must be accompanied by a health risk assessment.

EN19 'Waste' states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery, and disposal). Developers will be required to submit a waste management plan to demonstrate how construction and demolition waste will be minimised and recycled.

Policy PA1 'Developer Contributions' states that where needs arise as a result of development, the Council will seek to secure planning obligations. Such measures include, community facilities, training and employment initiatives and highway improvements and traffic management. The nature and scale of any planning obligations sought will be related to the form of development and its potential impact upon the surrounding area. The timing of provision of infrastructure and facilities will be carefully considered in order to ensure that appropriate provision is in place before development is occupied.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policies of the Unitary Development Plan are also considered relevant:

Saved Policy DC7 'New Housing Development' states that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people wherever practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

Saved Policy DC26, 'Development and Noise', states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Saved Policy CC3 states the Council will permit additional development for housing and business/industrial purposes in the Irk Valley, but only where this can be achieved without detriment to the environmental objectives

Saved Policy E3.4 states the Council will create a network of safe and attractive major linear recreational open spaces by linking and making better use of river valleys, canals, disused railways and other appropriate areas of open space. Within these areas measures will be taken to:-

a) achieve widespread environmental improvements;
b) protect the natural environment;
c) improve water quality;
d) improve access for pedestrians, disabled people, cyclists and, where appropriate, horse riders;
e) protect and enhance wildlife corridors

The Guide to Development in Manchester (SPD) (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. The following chapters are relevant to this application.

- Chapter 2 'Design' - outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment;
- Chapter 6 'Parking Guidelines' - provides guidance on how to prioritise pedestrians, disabled people, and cyclists above the needs of the car. In particular, it provides detail of

matters which must be taken into consideration in designing the location and design of parking facilities;
- Chapter 8 'Community Safety and Crime Prevention' - The aim of this chapter is to ensure that developments design out crime and adopt the standards of Secured by Design;
- Chapter 11 'The City's Character Areas' - the aim of this chapter is to ensure that new developments fit comfortably into, and enhance the character of an area of the City, particularly adding to and enhancing the sense of place. Reference will be made to what is required from development proposals to ensure they contribute and enhance the character and quality of District Centres and the image and sense of place.

National Planning Policy Framework

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).

Issues

Principle

The general principle of the development of the site has been established by the granting of outline planning permission 104435/OO/2013/N1 and subsequent approval of reserved matters. Only the conditions relating to the proposed variations need to be assessed.

In this case, the alterations to the timescales for the submission of information to be changed from prior to the commencement of development to first occupation of the dwellinghouses will have little impact upon the delivery of conditions 5 and 27. The conditions relate to areas outside the curtilage of the actual housing scheme and will not affect construction or the eventual delivery of the measures since they will still need to be completed prior to first occupation of the dwellinghouses.

In terms of the removal of condition 29, it is agreed that this condition is unnecessary, since it duplicates the same measures for off-site landscaping contained within condition 5.

S.106 Agreement

The original planning permission contained a legal agreement relating to woodland management for areas to the periphery of the residential development. As such, it is necessary for this permission to be bound into the original obligations and therefore a new S.106 agreement has been formulated to cover this application also.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and

justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) Applications for approval of reserved matters must be made not later than 1 July 2018. The development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2) Approval of the details of the siting, design and external appearance of the building, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Plans and particulars of the reserved matters shall be submitted in writing to the local planning authority and shall be carried out as approved.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings numbered SP(90)105/D, 4078_DT(90)01, 4078_DT(90)02/A, 4078_DT(90)01/B SP(90)121/B stamped as received by the City Council as Local Planning Authority on 9th February 2016, drawings numbered SP (90)121/A, SP(90)122/A and 4078_DT(90)03 received by e-mail dated 25th May 2016 and drawings numbered B100, B101, B103, B105, B107, B109 stamped as received by the City Council as Local Planning Authority on 24th May 2017 and drawings numbered B102.1/A, B102/A, B104.1/A, B104/A, B106.1/A, B108.1/A, B108/A and B110/A received by the City Council as Local Planning Authority via e-mail dated 13th July 2017.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

4) The development hereby approved shall only be implemented in accordance with submitted materials palette document referenced PP114850/JO/2016 stamped as received by the City Council as Local Planning Authority on 30th January 2018 as part of condition discharge application referenced CDN/18/0059. The development shall be constructed only using the approved materials.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012).

5) Notwithstanding drawing GC.107785.601 stamped as received by the City Council, as Local Planning Authority on the 21 January 2014, no residential unit shall be occupied until a hard and soft landscaping scheme for the areas of the site outside the curtilage of the development, has been submitted to and approved in writing by the City Council as Local Planning Authority, including an off-site tree mitigation plan. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

6) The development hereby approved shall only be implemented in accordance with the information and measures contained with the following reports as approved as part of condition discharged application referenced CDN/17/0217.

E3P Phase 1 and 11 Ground Investigation (Ref: 11-164-r1) October 2016;
E3P Addendum gas report (Ref: 11-164-L1) 20th April 2017;
Salford Excavations Remediation Report.

Following completion of works, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to confirm the work undertaken conforms to the remediation proposals received and agreed. This should include evidence and photos of the clean cover system as recommended in the E3P report, evidence that asbestos has been removed and disposed of appropriately, details of the ground gas protection measures, waste transfer notes for contaminated material removed from site and validation of any localised contaminated hotspot removal, with a report inclusive of photographs and waste transfer notes.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure contamination is dealt with at the site pursuant to policy EN18 of the Manchester Core Strategy (2012).

7) The development hereby approved shall only be implemented in accordance with measures detailed in the submitted Sustainability Statement dated June 2016 as part of condition discharge application referenced CDN/17/0399.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

8) The development hereby approved shall only be implemented in accordance with the submitted revised waste management strategy as detailed on drawings 830-01 TR 090, 285_B109, 830-01 GA 112-114 and 830-01 GA 140 approved as part of condition discharge application referenced CDN/17/0260. The approved scheme shall be implemented as part of the development prior to the first occupation of the dwellinghouses.

Reason - To ensure adequate refuse arrangement are put in place for the development, pursuant to policy DM1 of the Manchester Core Strategy.

9) The development shall only be implemented in accordance with the details contained with the letter received from Greater Manchester Police (Design for Security) dated 14th June 2017 (Ref: 2008/1312/SBD/01) as part of condition discharge application referenced CDN/17/0399. The development shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

10) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown on Drawing GC.107785.301 stamped as received by the City Council, as Local Planning Authority, on the 21 January 2014; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c)The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

11) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

12) The development shall only be carried out in accordance with the Construction Management Plan as detailed in the submitted Compliance Construction Method Statement received by the City Council as Local Planning Authority on 22nd February 2016 and subsequent revisions made in the letter addendum from Blackley Development Ltd dated 21st March 2017.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (July 2012).

13) The development hereby approved shall only be implemented in accordance with the boundary treatment detailed on drawing numbered C203/RevB received by the City Council as Local Planning Authority by e-mail dated 7th March 2018 as part of condition discharge application referenced CDN/18/0042. The approved details shall be implemented prior to the first use of the dwellings hereby approved and shall thereafter be retained and maintained in accordance with these details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy

14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no garages or extensions; shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy DM1 and SP1 of the Manchester Core Strategy (2012).

16) The development hereby approved shall only be implemented in accordance with the Invasive Species Survey and method statement for the control of invasive plants produced by Enzygo (Ref: SHF.1391.002.EC.R.001 approved as part of condition discharge application referenced CDN/17/0217. The approved shall scheme shall be implemented prior to first occupation of the development.

Reason - To control the spread of Japanese Knotweed pursuant to policy EN15 of the Manchester Core Strategy (2012).

17) The development hereby approved shall only be implemented in accordance with the disabled access details approved as part of discharge of condition application referenced CDN/17/0260.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policy DM1 of the Core Strategy.

18) The development hereby approved shall only be implemented in accordance with the information contained within the Enzygo Acoustic Report dated August 2017 and Hyder Acoustics Report dated 2010 together with details contained within an e-mail to the City Council from Endeavour dated 4th December 2017 approved as part of condition discharge application referenced CDN/17/0717. The agreed noise insulation scheme shall be completed before any of the dwelling units are occupied and thereafter retained and maintained.

Reason - To secure a reduction in noise from Metrolink in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

19) No tree felling or pruning works or vegetation clearance should take place during the optimum period for bird nesting (March to July inclusive) unless nesting birds have been shown to be absent.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy E2.4 of the Unitary Development Plan for the City of Manchester, and policy EN9 and EN15 of the Core Strategy.

20) The development hereby approved shall be undertaken in accordance with the following parameters:

- Residential development of a maximum of 28 detached and semi-detached dwellinghouses no greater than three storeys in height within the area identified as the Development Zone on drawing reference SP(90)104 Rev B received by the local planning authority on the 11 December 2013.

Reason - In the interests of visual amenity and to safeguard the character of this part of the Irk Valley pursuant to policy DM1 of the Core Strategy and saved policy CC2 of the adopted Unitary Development Plan for the City of Manchester.

21) No residential unit shall be occupied until that part of the service road and associated infrastructure which provides access to the residential unit has been constructed and lit in accordance with a scheme which has previously been approved in writing by the City Council as local planning authority.

Reason - To ensure that satisfactory infrastructure is in place prior to occupation, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

22) Prior to the commencement of development full technical details including the alignment and cross section drawings of all works to form the access road and internal roads shall be submitted to and agreed in writing by the local planning authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of the development.

Reason - To ensure the protection of adjacent areas of woodland and Site of Biological Importance pursuant to policy EN15 of the Core Strategy.

23) The development hereby approved shall only be implemented in accordance with the proposed earthworks as shown on drawings numbered 830-01-CIVIC-CS-01-DE 104-106, 830-01-CIVIC-CS-01-GA 170, 830-01-CIVIC-CS-01-SE 022-024 received by the City Council as Local Planning Authority on 1 March 2018 approved as part of condition discharge application referenced CDN/18/0138. The development shall be undertaken in accordance with the agreed scheme.

Reason - To ensure that impacts on surrounding ecological features are minimised, pursuant to policy EN9 and EN15 of the Manchester Core Strategy.

24) The development hereby approved shall only be implemented in accordance with the proposed surface water drainage as shown on drawings numbered 830-01-CIVIC-CS-01-DE 100-102 received by the City Council as Local Planning Authority on 1 March 2018 approved as part of condition discharge application referenced CDN/18/0138.

The approved scheme shall be implemented prior to the first occupation of the development and retained and maintained in situ for as long as the development is in use.

Reason - To reduce the risk of flooding by ensuring satisfactory storage of/disposal of surface water from the site pursuant to policy EN14 of the Manchester Core Strategy (2012).

25) The development hereby approved shall only be implemented in accordance with the finished floor levels as shown on drawing numbered 830-01-CIVIC-CS-01-GA 120 received by the City Council as Local Planning Authority on 1 March 2018 as part of discharge of condition application referenced CDN/18.0138.

The approved scheme shall then be implemented prior to the first occupation of the development and retained and maintained in situ for as long as the development is in use.

Reason - To reduce the risk of flooding by ensuring satisfactory storage of/disposal of surface water from the site pursuant to policy EN14 of the Manchester Core Strategy (2012).

26) The development hereby approved shall only be implemented in accordance with the proposed spillway design as indicated on drawings numbered 830-01-CIVIC-CS-01-DE 102 approved as part of condition discharge application referenced CDN/18/0138.

The approved scheme shall then be implemented prior to the first occupation of the development and retained and maintained in situ for as long as the development is in use.

Reason - To reduce the risk of flooding by ensuring satisfactory storage of/disposal of surface water from the site pursuant to policy EN14 of the Manchester Core Strategy (2012).

27) No residential unit shall be occupied until a scheme for the provision and management of an 8 metre minimum wide buffer zone along the River Irk shall be submitted for approval in writing by the City Council, as Local Planning Authority. The
scheme shall include:

-Plans showing the extent and layout of the buffer zone;
- Details of retained riparian trees;
- Details of any new soft landscaping, including landscaping schedule, which is largely based on native species;
-Details demonstrating how the buffer zone will be protected during development;
-Details of any new sustainable urban drainage features, wildlife pond or new bank revetment in riparian corridor;

- Details of any new proposed footpaths, fencing, lighting etc.

The approved scheme shall then be implemented and thereafter retained and maintained.

Reason - To reduce the impact on the ecology and wildlife in and around the River Irk, pursuant to policies EN9 and EN15 of the Manchester Core Strategy (2012).

28) The tree removal shall be carried out in accordance with the tree removal drawing GC.107785.301 and arboricultural report prepared by GC Design stamped as received by the City Council, as Local Planning Authority, on the 21 January 2014.

Reason - To ensure that the tree removal is carried out appropriately, pursuant to policy DM1 of the Manchester Core Strategy (2012).

29) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Bat Survey report prepared by Andrew Virtue dated August 2017 approved as part of condition discharge of condition application referenced CDN/17/0260. The recommendation measures shall be implemented as part of the development.

Reason - In order to protect bat habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

30) The development shall only be implemented in accordance with the submitted Badger Survey conducted by Andrew Virtue Ecological Consultant (January 2017) and received by the City Council as Local Planning Authority on 22nd February 2017 as approved as part of condition discharge application referenced CDN/17/0093. The development shall only be carried out in accordance with these approved details.

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Core Strategy for Manchester.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
United Utilities Water PLC
Environment Agency
Greater Manchester Ecology Unit
Natural England

3 Mountford Avenue, Manchester, M8 4LN
4 Mountford Avenue, Manchester, M8 4LN
39 Wilton Road, Crumpsall, Manchester, M8 4NG
41 Wilton Road, Crumpsall, Manchester, M8 4NG
45 Wilton Road, Crumpsall, Manchester, M8 4NG
10 Monica Avenue, Manchester, M8 4LJ
12 Monica Avenue, Manchester, M8 4LJ
13 Bowker Vale Gardens, Manchester, M9 8EY
14 Bowker Vale Gardens, Manchester, M9 8EY
15 Bowker Vale Gardens, Manchester, M9 8EY
16 Bowker Vale Gardens, Manchester, M9 8EY
17 Bowker Vale Gardens, Manchester, M9 8EY
18 Bowker Vale Gardens, Manchester, M9 8EY
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50 Bowker Vale Gardens, Manchester, M9 8EY

251 Blackley New Road, Manchester, M9 8FS
253 Blackley New Road, Manchester, M9 8FS
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257 Blackley New Road, Manchester, M9 8FS
259 Blackley New Road, Manchester, M9 8FS
261 Blackley New Road, Manchester, M9 8FS
263 Blackley New Road, Manchester, M9 8FS
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279 Blackley New Road, Manchester, M9 8FS
101 Wilton Road, Crumpsall, Manchester, M8 4PD
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109 Wilton Road, Crumpsall, Manchester, M8 4PD
111 Wilton Road, Crumpsall, Manchester, M8 4PD
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91 Wilton Road, Crumpsall, Manchester, M8 4PD
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95 Wilton Road, Crumpsall, Manchester, M8 4PD
97 Wilton Road, Crumpsall, Manchester, M8 4PD
99 Wilton Road, Crumpsall, Manchester, M8 4PD
19 Dinorwic Close, Manchester, M8 4FT
22 Dinorwic Close, Manchester, M8 4FT
227 Blackley New Road, Manchester, M9 8FS
229 Blackley New Road, Manchester, M9 8FS
231 Blackley New Road, Manchester, M9 8FS
233 Blackley New Road, Manchester, M9 8FS
235 Blackley New Road, Manchester, M9 8FS
237 Blackley New Road, Manchester, M9 8FS
239 Blackley New Road, Manchester, M9 8FS
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243 Blackley New Road, Manchester, M9 8FS
245 Blackley New Road, Manchester, M9 8FS
247 Blackley New Road, Manchester, M9 8FS
249 Blackley New Road, Manchester, M9 8FS
Frank Preston Textiles, Bowker Bank Industrial Park, Bowker Bank Avenue, Manchester, M8 6LF
Unit A, Bowker Bank Industrial Park, Bowker Bank Avenue, Manchester, M8 6LF
Unit B, Bowker Bank Industrial Park, Bowker Bank Avenue, Manchester, M8 6LF
Unit C, Bowker Bank Industrial Park, Bowker Bank Avenue, Manchester, M8 6LF
Bowker Bank Industrial Park, Bowker Bank Avenue, Manchester, M8 6LF
20 Bowker Vale Gardens, Manchester, M9 8EY
Ground Floor Flat, 20 Bowker Vale Gardens, Manchester, M9 8EY
Units A-C Bowker Bank Industrial Park, Bowker Bank Avenue, Manchester, M8 6LF

2 Mountford Avenue, Crumpsall, Manchester, M84LN
7 BOWKER BANK AVENUE, CRUMPSALL, MANCHESTER, M8 4LL
1 Gwendor Avenue, Manchester, M8 4LE
12 Bowker Bank Ave, Manchester, M8 4LF
61 Wilton Road, Crumpsall, Manchester, M8 4NG
2 Gwendor Avenue, Manchester, M8 4LE
3 Gwendor Avenue, Manchester, M8 4LE
4 Gwendor Avenue, Manchester, M8 4LE
63 Wilton Road, Crumpsall, Manchester, M8 4NG
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52 Bowker Bank Avenue, Manchester, M8 4LF
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1 Monica Avenue, Manchester, M8 4LJ
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3 Monica Avenue, Manchester, M8 4LJ
4 Monica Avenue, Manchester, M8 4LJ
6 Monica Avenue, Manchester, M8 4LJ
8 Monica Avenue, Manchester, M8 4LJ
1 Bowker Bank Avenue, Manchester, M8 4LL

3 Bowker Bank Avenue, Manchester, M8 4LL
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1 Mountford Avenue, Manchester, M8 4LN
2 Mountford Avenue, Manchester, M8 4LN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Site of Biological Interest - Name: Bowker Vale Reservoirs
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH1