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Planning, Development & Heritage Consultants

Paradise Property Limited

50 Amos Avenue, Manchester, M40 2RS

Planning Statement

25 April 2022

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Appendix 1: Consultation Letter

1. Introduction

Purpose of this Statement

- 1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of Paradise Properties Ltd. The statement has been provided in support of an application for planning permission for a residential development at 50 Amos Avenue, Manchester, M40 2RS (hereafter referred to as the site, or the application site).
- 1.2 The application seeks full planning permission for the *'erection of two detached residential dwellings (C3 use) with associated access, parking and landscaping'*.
- 1.3 The Planning Statement is intended to provide an overview of the development proposals, summarise the results of the various technical studies and assess the proposals against national and local policy. In considering the case for granting planning permission, the statement should be read in conjunction with the various technical reports and the suite of planning drawings submitted in support of the application.

Documents submitted with the Planning Application

- 1.4 The planning application is accompanied by architectural drawings prepared by Guy Taylor Associates and the following documents in line with Manchester City Council's validation checklist:
 - Application form and completed ownership certificates
 - Completed MCC Waste Management Proforma
 - Design and Access Statement (prepared by Guy Taylor Associates)

- Phase 1 Geo-Environmental Assessment (prepared by GeoSmart)
- Sustainable Drainage Assessment (prepared by GeoSmart)
- Arboricultural Impact Assessment (prepared by Murray Tree Consultancy)

2. The Application Site and Surroundings

Application Site

- 2.1 The site is located in East Manchester on Amos Avenue which comprises of mainly residential development. The site occupies a corner plot location on the junction of Amos Avenue and Verona Drive. The site is bounded by residential development in all directions. Christ the King Church is located to the east of the site, beyond nos. 52 and 54 Amos Avenue.



Figure 2.1: Aerial view of the site (outlined in red).

- 2.2 The application site comprises a relatively rectangular plot which has an area of approximately 390 sqm. The plot comprises vacant brownfield land located in a suburban location. It is understood the site was previously occupied by a Co-op building which burned down. Hardstanding where the former site building was located is still present, with the remainder of the site comprising of grass lawn.



Figure 2.2: View of site from Verona Drive



Figure 2.3: View of Site looking towards Amos Avenue

- 2.3 Some vegetation comprising of poor quality trees and shrubs exist along the eastern boundary of the site. An existing vehicular access point to the site is located off Verona Drive. The site is located in Flood Zone 1, which has the least potential for flooding.
- 2.4 The site is designated as being located in 'East Manchester' and an 'Inner Area' on Manchester's proposals map. The site falls under Policy SP 1 as identified on the Manchester City Council policies map which emphasises the creation of neighbourhoods of choice, providing high quality and diverse housing. The majority of new residential housing in these neighbourhoods will be in the Inner Areas.
- 2.5 The site is not located within a conservation area, does not contain any statutorily or locally listed buildings, and is not in proximity to any heritage assets.

Site Surroundings

- 2.6 The site is located approximately 3.5km east of Manchester City Centre, in an established residential area that is predominantly characterised by two storey semi-detached properties and some terraced housing to the east of the site.
- 2.7 The site is located within a highly accessible location on Amos Avenue with several bus services within a 1 minute walking distance. These are regular services that travel to a range of locations including Manchester City Centre, Beswick, Oldham and Charlestown amongst others. There are also a few local services and amenities situated nearby, including a fish and chip shop, a Catholic Church, Newton Heath Catholic Mens Club, Newton Heath Cricket Club, Orford Road Community Park and a convenience store.

Planning History

- 2.8 In accordance with best practice a review of the site's planning history was undertaken on 19.04.2022. The following applications were identified:

Reference	Address	Description	Decision / Date
082812/00/2007/N1	Land Adjacent To 52 Amos Avenue At Corner With Verona Drive Newton Heath Manchester M40 2RS	OUTLINE APPLICATION for the erection of 3 No. houses and 2 No flats (all 2 storey), siting and means of access to be considered	Refused / 10.07.2007
036182	50, Amos Avenue, Newton Heath NEWTON HEATH	Change of use from a launderette to furniture shop	Approved / 10.05.1990

2.9 Application 082812/00/2007/N1 is relevant as it was an application for residential development at the site which was refused. The reasons for refusal on the decision notice cite overdevelopment and excessive density which would result in a poor visual relationship with neighbouring development, a lack of amenity space for future occupiers, and loss of privacy and overbearing impacts to neighbouring occupiers. Application 082812/00/2007/N1 was for the creation of 3 no. houses and 2 no. flats. This application has sought to address the reasons for refusal of application 082812/00/2007/N1, namely by reducing the quantum of development proposed, ensuring a sufficient level of amenity space is provided and designing mitigation against overlooking.

3. The Proposed Development and Pre-application Discussions

Development Overview

- 3.1 The proposed development is for the *'erection of two detached residential dwellings (C3 use) with associated access, parking and landscaping'*.
- 3.2 The proposals are for 2no. detached two storey dwellings. Each dwelling will comprise a large open plan living/ dining / kitchen area at ground floor, with two bedrooms at first floor level. Each property will benefit from garden space to the front, side and rear. Full length fenestration to the north and south elevations will provide a good level of outlook and natural light to the dwellings. This will be supplemented by high level fenestration on the east and west elevations.
- 3.3 The dwellings will be constructed of red brick to match the existing properties in the surrounding area, with panels of vertical brickwork proposed to add interest to the elevations. The roof will comprise dark grey slate to match the existing in the surrounding area and window frames will have a dark grey finish.
- 3.4 Each property will have an off-road car parking space and an electric vehicle charging point located to the side off the dwelling, accessed from Verona Drive. Secure cycle parking storage will also be provided within the garden curtilage.
- 3.5 A high quality hard and soft landscaping scheme is proposed, involving tree planting to provide greenery, grass concrete to the pathway around the dwellings, and a low brick wall to the front of the properties.
- 3.6 A section of the site along the southern boundary will remain undeveloped, in order to retain a right of access which benefits nos. 52 and 54 Amos Avenue.

- 3.7 A full description of the proposed development is provided within the suite of architectural drawings and the design and access statement, submitted as part of this application.

Pre-application Engagement and Public Consultation

Pre-application advice from Manchester City Council (MCC)

- 3.8 Prior to the submission of the application the applicant sought pre-application advice from Manchester City Council (MCC) planning officers. Initial proposals involved the creation of 4no. residential apartments at the site, however following advice from MCC officer Steven Mccoombe that apartments are unlikely to be supported in this location, the proposals were revised to provide detached houses.
- 3.9 Revised proposals were issued to Steven and a response received on 2nd November 2021. The issues raised are set out below, with some commentary on how these have been addressed in orange:
- The rear garden areas are very small and are dominated by bins. Whilst there are no amenity space standards enshrined within development plan policy, it is considered that the proposal incorporates insufficient private amenity space for family dwellinghouses. Areas to the side and front compensate for bins being stored to the rear and provide an adequate level of space, which is consistent with no.2 Amos Avenue and no.46 Verona Drive. Only a small area of the external space is used to accommodate bins, however if preferable a bin store could be proposed to the rear of the car parking.
 - In line with the Council's design guidance, car parking should be to rear of or side of new dwellings and be within the curtilage of each property to provide a sense of ownership and to prevent frontages being dominated by car parking. The proposed parking area would not only lack a sense of ownership, but would also form a negative feature in the street-scene, out of character with the pattern of development in the area. The proposals have been amended to provide car parking within the curtilage and to the side of each property, in accordance with the Council's design guidance.
 - Aside from the side car park area being out of character, so is the site layout. The immediate area is predominantly characterised by buildings which front the road and incorporate decent sized rear gardens. The garden areas in this case would be

out of keeping with the pattern of development. This is not the case for 2 Verona Drive and 46 Amos Avenue, which are directly comparable given their corner plot position. The proposed arrangement allows built development to front both roads and turn the corner, whereas a proposal for one house would mean the rear garden runs parallel to Verona Drive which is out of keeping with the built frontage onto the remainder of this road.

- The orientation of the proposed building and the position of the primary, habitable rear windows would form an oppressive relationship with the neighbouring property at 52 Amos Avenue, with the potential to give to overlooking or the perception of overlooking. The glass would be at high level and obscure which would satisfactorily prevent the potential for overlooking / perception of this.
- Concerns remain about the extent of the projection beyond the established building line along Verona Drive. The projection has been established by the former development on the site. Due to the kinked nature of Verona Drive, it is not considered that a slight projection beyond this would result in a negative impact on the streetscene.

3.10 The issues discussed above are considered further in section 5 of this Statement. Steven also confirmed the scope of information that would be required to validate and progress an application for residential development at the site. The information provided as part of this submission reflects this advice.

Public Consultation

3.11 In addition to consultation with MCC officers, consultation was undertaken with neighbouring properties. A letter setting out the proposals was issued to 11 neighbouring residential properties on 1 February 2022. Figure 3.1 below shows the consultation boundary. The letter included an email contact for any queries or comments to be sent to. The letter issued is located at Appendix 1 of this statement. Only one response was received following issue of the letter. This response did not raise any issues or objection in relation to the proposals, but sought clarification that the right of access crossing the site and serving nos. 52 and 53 Amos Avenue would be retained. The proposals were amended slightly to ensure no development was proposed to this right of access.



Figure 3.1: Consultation boundary in red

4. Planning Policy Context

Introduction

- 4.1 This section of the statement sets out the local and national planning policy context of relevance to the determination of this planning application. An appraisal of how the proposal relates to the key planning considerations relevant to the application site is set out in section 5 of this statement.

The Development Plan

- 4.2 Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In the case of Manchester City Council, the adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Manchester City Council Core Strategy (2012)

- 4.3 The policies of the Core Strategy which are considered relevant to the scheme are outlined in the following section. The spatial objectives which underpin the policies in the plan are examined first.

Spatial Objective SO1 'Spatial Principles' - states that the sustainable development of the city can contribute to halting climate change.

Spatial Objective SO2 'Economy' – supports a significant further improvement of the city's economic performance to spread the benefits of this growth across the City to reduce

economic, environmental and social disparities, and to help create inclusive sustainable communities.

Spatial Objective SO3 'Housing' – seeks the provision of a significant increase in high quality housing provision at sustainable locations to address demographic needs and support economic growth.

Spatial Objective SO6 'Environment' – seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.

- 4.4 The remaining policies of the Core Strategy, relevant to the development scheme are examined below:

Policy SP1 'Spatial Principles' - states that outside of the city centre the emphasis is on creating neighbourhoods of choice, providing high quality housing and diverse housing around district centres which meet local needs, all in a distinct environment.

Policy H1 'Overall Housing Provision' – the policy sets out that approximately 60,000 new dwellings will be provided for in Manchester over the period 2009 to 2027. New residential development will need to take account of the need to: provide house types to meet a diverse and growing population; support growth on previously developed sites in sustainable locations; contribute to the Council's design principles in terms of character, amenity space and parking provision; address deficiencies in physical, social or green infrastructure, prioritise sites in close proximity to centres of high frequency public transport routes; consider environmental constraints; and be designed to give privacy to both its residents and neighbours.

Policy H4 'East Manchester' – states that 'East Manchester, over the lifetime of the Core Strategy, will accommodate around 30% of new residential development. Priority will be

given to family housing and other high value, high quality development where this can be sustained’.

Policy T2 ‘Accessible areas of opportunity and need’ – new development will be actively managed to ensure that it is easily accessible to the city’s main economic drivers and is easily accessible by walking, cycling and public transport.

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 and have regard to the strategic character area in which it is located.

Policy EN4 ‘Reducing CO2 Emissions by Enabling Low and Zero Carbon Development’ -states that all development must follow the principle of the energy hierarchy: 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 ‘Adaption to Climate Change’ - states that new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of buildings and associated external spaces. Regard should be had to: 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, green roofs and tree cover; controlling over-heating of buildings through passive design; providing 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.

Policy EN14 'Flood Risk' - states that all new development should minimise surface water run-off through sustainable drainage systems and use of Green Infrastructure.

Policy EN15 'Biodiversity and Geological Conservation' - states that developers will be expected to enhance, restore or create new biodiversity, either on site or adjacent.

Policy EN19 'Waste' - states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.

Policy DM 1 'Development Management' - sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; adequacy of internal accommodation; refuse storage and collection; and effects relating to archaeological or built heritage.

- 4.5 The detailed assessment of the scheme within the following planning appraisal section confirms that the proposal accords with the above Core Strategy policies.

Saved Policies of the Unitary Development Plan Review (UDP) for the city of Manchester (adopted 1995)

- 4.6 The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which are relevant to the proposed scheme include:

DC 7.1 'New Housing Development' - seeks to ensure new housing is accessible at ground floor level for disabled people where this is practical.

Manchester Residential Quality Design Guidance (2016)

- 4.7 The Manchester Residential Quality Guidance was adopted following the meeting of the Council's Executive Committee on 14 December 2016. The design guidance is a material consideration in the determination of planning applications and sets out the space standards required to ensure quality in residential schemes coming forward. The design guidance is intended to provide a clear indication on what is required to deliver sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester.

Guide to Development in Manchester Supplementary Planning Document 2007 (SPD)

- 4.8 This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that would be acceptable.
- 4.9 The proposed development has been designed in accordance with the design guidance outlined within this document.

Providing for Housing Choice Supplementary Planning Document 2008 (SPD)

- 4.10 This document provides guidance about the mix of housing provision required in Manchester to ensure everyone living in the City has the opportunity of a decent affordable and accessible home and that the range of available housing supports economic growth and sustains neighbourhoods attracting families and workers.

Greater Manchester Strategy – 2013-2020 'Better Together'

- 4.11 The Greater Manchester Strategy, Better Together, is the sustainable community strategy for the Greater Manchester city region. The document identifies a vision where by 2020, Manchester will have pioneered a new model for sustainable economic growth based

around a more connected, talented and greener city region, where all residents are able to contribute to and benefit from sustained prosperity and a good quality of life.

- 4.12 The strategy seeks to stimulate and re-shape the housing market, addressing a shortfall in housing delivery since 2007.

Places for Everyone Joint Development Plan (2021)

- 4.13 A draft of the Places for Everyone (PfE) Joint Development Plan was published by Greater Manchester Combined Authority (GMCA) for consultation on the 09 August 2021, the consultation ended 3rd October 2021. This document replaces the Greater Manchester Spatial Framework, archived in 2020. The PfE sets a housing requirement for Greater Manchester of almost 165,000 new homes over the period 2021 to 2037. The Manchester district is expected to deliver 56,528 new homes over this period which relates to 3,533 dwellings per annum which is higher than the housing provision requirements set out in the adopted Core Strategy. The PfE plan has a focus on prioritising the use of previously developed, sustainable sites and it is anticipated that approximately 49,455 new dwellings will come forward on Brownfield land in Manchester over the plan period. It will therefore be necessary for smaller (windfall) sites such as this to come forward to meet this objectively assessed need and provide continuity in housing supply. Despite the limited size of the application proposal, sites such as this still play an important function in housing delivery.

National Planning Policy Framework

- 4.14 The revised National Planning Policy Framework (NPPF) was published in July 2018 (and revised July 2021), and sets out the government's planning policies and how these are expected to be applied. It replaces the Framework published in March 2012, however a presumption in favour of sustainable development continues to be at the heart of the NPPF which ensures that development is pursued in a positive way.
- 4.15 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the

policies which are most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.16 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

4.17 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.

Delivering a sufficient supply of homes (Chapter 5) – paragraph 60 explains that in order to support the government's commitment to significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward for development where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where

strategic policies are more than five years old. The five year supply should include an appropriate buffer. Where the local authority chooses to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan the buffer should be 10% to account for any fluctuations in the market during that year. In the event that there has been significant under delivery when measured against the Housing Delivery Test then a 20% buffer should be applied.

The NPPF is clear at paragraph 11 that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites or the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.

Paragraph 69 highlights that small to medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. Paragraph c) emphasises the importance of windfall sites and states local authorities should support their development through giving great weight to the benefits of using suitable sites within existing settlements for homes.

Building a strong and competitive economy (Chapter 6) - emphasises that the government is committed to ensuring that the planning system should help to support economic growth. It recognises that a poor environment and a lack of housing can act as a potential barrier to investment.

Promoting healthy communities (Chapter 8) - the planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

Promoting sustainable transport (Chapter 9) - to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities.

Paragraph 111 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.

Making effective use of land (Chapter 11) – the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land. Paragraph 120 (c) explains that the planning system should specifically give substantial weight to the value of using suitable brownfield land within settlements for new homes and other identified needs. Further, sub-section (d) of this paragraph explains that planning should also promote and support the development of under-utilised land and buildings especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

Paragraph 123 states that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular they should support proposals to use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework.

The chapter goes on to discuss how appropriate densities can be achieved. Paragraph 124 sets out that the planning system should support development that makes efficient use of land, taking into account the following:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area's prevailing character and setting or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 130 that planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- Are visually attractive as a result of good architecture and appropriate landscaping.
- Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation.
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.
- Create places that are safe, inclusive and accessible and which promote health and well-being.

Meeting the challenge of climate change, flooding and coastal change (Chapter 14) - this chapter emphasises the importance of securing reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change; and, in terms of flooding, development should be made safe without increasing flood risk elsewhere.

Conserving and enhancing the natural environment (Chapter 15) - the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts of biodiversity and providing net gains in biodiversity where possible.

Decision making – guidance in paragraph 38 states that local planning authorities should approach decisions in a positive and creative way, making use of the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants. Decision-makers at all levels should seek to approve applications for sustainable development where possible.

5. Planning Appraisal

Introduction

- 5.1 It is a requirement of section 38(6) of the Town and Country Planning Act 2004 that where a development plan contains policies relevant to an application, the decision must be made in accordance with the development plan, unless material considerations indicate otherwise.
- 5.2 The statutory development plan therefore relating to the application site / proposals consists of the Manchester Core Strategy and the saved policies of the UDP. Material considerations relating to the application site / proposals include the National Planning Policy Framework, Planning Practice Guidance and Supplementary Planning Documents / Guidance.
- 5.3 Having regard to the relevant planning policy guidance in the previous section, the key material considerations against which the proposed scheme should be considered, and which are discussed in this section, include:
- Principle of Development
 - Design Considerations
 - Potential Impact on Amenity
 - Sustainable Development: Economic, Social and Environmental Benefits
 - Highways, Accessibility, Parking and Servicing
 - Crime and Security Matters
 - Flood Risk and Drainage;
 - Land Contamination
 - Arboricultural Implications

Principle of Development

- 5.4 The application site is located within an existing urbanised area formed of established residential development, and comprises a vacant plot of previously developed land. The principle of residential use on the site is wholly appropriate bearing in mind the site is located within a residential area, is surrounded by residential properties and is located in a sustainable location that has good access to nearby amenities and public transport. The scheme involves the development of brownfield land that will help to ease pressure on greenfield and Green Belt sites.
- 5.5 The scheme will provide two houses, which will contribute towards MCC's target of providing 60,000 dwellings during the Local Plan period. The PfE also has a focus of using previously developed land and sustainable sites; and, this development contributes to the target of delivering approximately 49,455 new dwellings on brownfield land in Manchester over the plan period. The scheme will also help to deliver new houses in East Manchester, where it is proposed to develop 30% of new housing development. The provision of two bedroom housing directly responds to an identified need for family housing in East Manchester and supports creating 'neighbourhoods of choice'.
- 5.6 In summary, the principle of the proposed residential development complies with Core Strategy Policies SP1, H1, H4, 'Providing for Housing Choice'; and relevant provisions within the NPPF.

Design Considerations

- 5.7 The proposals are for the creation of 2 no. detached dwellings. The properties will be two storeys in keeping with the scale of the surrounding residential development. The position of the proposed properties will respect the established building line on Amos Avenue. The properties will project forward of the building line on Verona Drive, however it should be noted that these properties are set back behind relatively large front gardens, which is not replicated on the opposite site of Verona Drive. It is also worth noting that the former building

on site also projected beyond the Verona Drive building line. The proposed dwellings will be set back from the highway on Verona Drive by over 4m, which is a considerable set back. The layout of the properties will provide high quality development to a currently long vacant site, located on a prominent corner plot location. The proposed design will also introduce active frontage to both Amos Avenue and Verona Drive, which is in line with good design principles. Given the corner plot location of the proposed development, the design and streetscene benefits of the proposals, together with the limited impact of the proposed building line, then the proposed layout is considered acceptable.

- 5.8 The appearance of the properties is influenced by the materials palette of existing surrounding properties, utilising red brick and a dark grey roof slate. Windows will have dark grey frames. The dwellings will have a clean, crisp and contemporary appearance which is a modern interpretation of the surrounding houses. The proposed fenestration arrangement and recessed panels of vertical brickwork will provide additional interest to the elevations.
- 5.9 The properties will be set within gardens with high quality hard and soft landscaping. A large proportion of the site will be soft landscaping, helping to soften the proposals and provide amenity and biodiversity benefits. Car parking is positioned to the side of the plots in accordance with the Council's Residential Quality Guidance.
- 5.10 The landscaping proposal includes a low height wall to reflect 52 Amos Avenue with low height planting. This will be provided around the side and front elevations of both houses. Trees will also be planted to give some privacy to the garden fronting Amos Avenue and Verona Road.
- 5.11 In summary, it is concluded that the proposals are consistent with provisions of the NPPF; Core Strategy Policies EN 1 and DM 1; the Guide to Development in Manchester SPD; and, the Manchester Residential Quality Guidance document.

Potential Impact on Amenity

- 5.12 With regards to the scheme's potential impact on residential amenity, two issues require consideration: whether the proposed scheme will maintain a satisfactory level of amenity for neighbouring uses; and, whether the design will ensure that future occupants of the scheme are able to enjoy a satisfactory level of amenity.

Neighbouring Uses

- 5.13 The western elevations of the proposed dwellings are circa 18m from the facing properties on Verona Drive. It is acknowledged this is a slight shortfall from the 21m distance typically sought between facing habitable room windows, and as such high level windows are proposed to the habitable room windows on this elevation.
- 5.14 To the east of the site no.52 Amos Avenue does not include any habitable room windows within its side elevation so there would be no potential for overlooking internally. The southern proposed dwelling will have windows within 3.5 and 5.5m of the rear site boundary. Windows on the eastern elevation of the proposed dwellings will also be high level, thereby preventing any potential for overlooking to the rear garden of no. 52 Amos Avenue
- 5.15 The proposed layout of the dwellings and relationship with neighbouring properties also retains sufficient separation distance to ensure there would be no adverse impact upon neighbouring occupiers from an overbearing impact.

Proposed Dwellings

- 5.16 The proposed scheme will be of a good standard of design in terms of layout, living accommodation, sound proofing, natural light and ventilation.
- 5.17 Future residents will also be provided with a good level of amenity in terms of outlook and privacy. In addition to the high level windows on the east and west elevations of the

dwelling, all habitable rooms are served by large floor to ceiling sized windows on the north and south elevations which will ensure a high standard of outlook and natural light to these rooms. The full length windows on the southern elevation will be obscured glazed to prevent overlooking between the proposed dwellings. Each new dwelling benefits from external amenity space to the front, side and rear. Boundary treatment and tree planting to the boundaries will ensure garden spaces to the side and front will have privacy. The proposed dwelling located to the corner plot position will have the majority of its usable garden space to the front and side, however it is noted that this arrangement reflects that of the facing dwellings at no. 46 Amos Avenue and no. 2 Verona Drive. On this basis, the proposals are in keeping with the precedent set by existing development in the area and considered to be acceptable. In addition to the private garden spaces, the proposed dwellings are also in close proximity to various public open spaces including Scotland Hall Road Recreation Ground, Clayton Vale and Orford Road Community Park.

- 5.18 For the reasons discussed above, the proposed scheme will ensure a sufficient level of amenity is achieved for future residents of the scheme whilst safeguarding the amenity of nearby uses. On this basis the scheme accords with policy DM 1; DC 7.1; the Guide to Development in Manchester SPD; and, the Manchester Residential Quality Guidance document.

Sustainable Development: Economic, Social and Environmental Benefits

- 5.19 The proposal will have high sustainability credentials as a result of the economic, social and environmental benefits that it will bring.

Economic Benefits

- 5.20 The proposed development will bring a number of economic benefits during and post construction. The shortage of housing can act as a barrier to people accessing job opportunities, thus preventing the City from achieving its economic potential. The proposed new dwellings will help meet the needs of local people and those moving to the City and

thereby contributing to the economy. Ministerial statements refer to the pressing need of ensuring that the planning system does everything it can to help sustain economic growth, urging planning authorities to make every effort to identify and meet the housing needs of their areas. Together with creating job opportunities during and after the construction phase, the proposed new development will maintain Council tax revenue, whilst existing and future commercial/retail services in Newton Heath will benefit from footfall and spending in the local community.

Social Benefits

- 5.21 The site is located within Newton Heath and has access to the amenities it has to offer, as well as being close to Christ the King Church, Newton Heath Catholic Mens Club and Newton Heath Cricket Club. The proposed development will deliver high quality housing and contribute to the creation of a sustainable community. The development of this longstanding vacant site will also provide visual amenity benefits, and increase natural surveillance and minimise potential for anti-social behaviour and fly-tipping.

Environmental Benefits

- 5.22 The proposed scheme will have significant environmental benefits since it involves the creation of new development on a vacant brownfield site, thereby reducing development pressure on greenfield sites and helping the Council to meet their housing targets. The scheme will involve installing an energy efficient heating system and glazing specifications will support the thermal efficiency of the building.
- 5.23 On the basis of the sustainability benefits that the scheme will provide the application is in accordance with provisions of the NPPF; Core Strategy Objectives SO1 and SO6; Core Strategy Policies SP 1, EN 4, EN 8 and DM 1; the Guide to Development in Manchester SPD and the Manchester Residential Quality Guidance document.

Highways, Accessibility, Parking and Servicing

- 5.24 The site is located in a sustainable and accessible location with access to commercial businesses, amenities and services within Newton Heath. The site benefits from regular public transport links due to being within 70m of a bus stop, with frequent bus services to Manchester City Centre and Oldham, amongst other locations. Additionally, secure cycle storage is proposed to encourage travel by bike. It is not considered that car ownership would be a necessity due to the site's sustainable location, however in accordance with the Manchester Residential Quality Design Guidance each property will have provision for one off road car parking space.
- 5.25 Provision for waste and recycling storage is made within the rear garden of both properties. Kerbside collection will take place from Verona Drive.
- 5.26 In terms of assessing highways matters paragraph 111 of the NPPF is relevant which advises *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'*. This is a high policy test and it is not considered that the development would be associated with severe adverse highway impacts which would warrant a refusal.
- 5.27 It has been demonstrated that the scheme accords with the transport requirements of the NPPF and Core Strategy Policies T 2 and H 1.

Crime and Security Matters

- 5.28 The application proposal will return development to this longstanding vacant site. The introduction of residential dwellings to the site mean that it will be occupied through the day and night-time and will provide passive surveillance along this part of Amos Avenue and Verona Drive helping to reduce the potential for crime and anti-social behaviour. The

application is therefore consistent with the Design and Crime SPD and requirements of the NPPF relating to improved safety and reduction of crime.

Flood Risk and Drainage

5.29 The site is located in flood risk zone 1 on the Environmental Agency Flood Map (the lowest level of risk). The proposals will increase the level of built development at the site, and therefore a Sustainable Drainage Assessment prepared by Geo-Smart has been submitted in support of the application. The assessment considers various SuDS options and concludes that the proposed strategy is comprised of rainwater harvesting butts and lined permeable paving to intercept and filter surface water runoff. The proposed SuDS strategy will provide sufficient storage for the 1 in 100 (plus 40% climate change allowance) event. Surface water will discharge to the nearby sewer network, subject to confirmation from the sewer utility provider, and the incorporation of SuDS.

5.30 The proposals comply with section 14 of the NPPF and Core Strategy Policy EN 14.

Land Contamination

5.31 A Phase 1 Geo-Environmental Assessment has been prepared by GeoSmart and is submitted in support of the application. This examines the historic use of the site and various sources of potential contamination. The report recommends that a phase 2 intrusive investigation is necessary as there is the potential for contamination to be present at the site. A proportionate programme of site investigation and monitoring works is recommended to be undertaken in order to establish the presence or absence of contamination. Given that the site lies in an area where 1 to 3% of homes are at or above the UK radon action level, a recommendation of either a Radon Assessment or inclusion of appropriate Radon Mitigation Measures in any further built structures is proposed.

Arboricultural Implications

- 5.32 One individual tree and a group of trees are located on the site. These are in very poor condition and not worthy of retention. The removal of the trees is proposed and therefore an Arboricultural Report prepared by Murray Tree Consultancy has been submitted in support of the application. The report confirms that T1 and G1 are both category U, and in line with good practice they should be removed regardless of the proposed development due to their low quality and poor conditions. They are of no significance to the area and can be easily replaced. The proposed site plan identifies tree planting as part of the scheme, which will mitigate any tree loss and bring visual amenity and biodiversity improvements by providing more trees of an improved quality than the existing trees.
- 5.33 Overall, it is concluded that the proposals are acceptable from an arboricultural perspective.

6. Conclusions

6.1 This Planning Statement has been prepared in support of an application for full planning permission submitted to Manchester City Council for the erection of two detached residential dwellings (C3 use) with associated access, parking and landscaping.

6.2 The proposed scheme accords with national and local planning policy guidance within the National Planning Policy Framework (NPPF); the Core Strategy; UDP; and, relevant Supplementary Planning Documents. It is considered that the proposed development is fully compliant with relevant policies for the following reasons:

- The proposals will contribute towards Manchester's housing land supply.
- The site is in a sustainable and accessible location with good access to local facilities and public transport links.
- The proposals will lead to the re-use of a previously developed site, reducing the pressure to build on green space.
- Approval of this application will also make a positive contribution to the visual appeal of the local area and it will act as a catalyst for future development and enhancement to the streetscape.
- It will increase the natural surveillance within the local area, reducing crime and the fear of crime.
- It will not generate a level of additional traffic that would have a detrimental impact upon the surrounding highway network, residential amenity, or highway safety.

6.3 As evidenced in this statement and supporting technical reports, the site has been shown to be in a suitable and sustainable location for new development with no known adverse

impacts arising from the development that would significantly and demonstrably outweigh its benefit. The proposed scheme therefore fully accords with Manchester's Core Strategy, the Saved policies within the Unitary Development Plan, along with national and local planning guidance. We look forward to working with officers to progress the application through to a positive determination.

Appendix 1: Consultation Letter



Paul Butler Associates

Planning, Development & Heritage Consultants

01 February 2022

Issued to neighbouring residents

Dear Sir/Madam

50 Amos Avenue, Manchester, M40 2QT

We write to notify you that together with Guy Taylor Associates we are progressing a redevelopment scheme for the above site on behalf of our client, Paradise Property Ltd. The proposals involve a residential development including the creation of two detached houses, with associated parking and gardens. Please find the proposed site plan and elevations overleaf.

The scheme will provide significant benefits, including:

- Significant improvement to the appearance of the site which currently has a negative impact on the surrounding streetscene.
- Returning built development to a long vacant site where potential for anti-social behaviour and fly tipping exists.
- The creation of two high quality family houses which will assist Manchester in meeting their housing targets and reduce pressure to build on greenfield and Green Belt land.
- The provision of a scheme which will not have an adverse impact on the amenity of existing neighbouring residents, and ensure a high standard of living for future occupiers.
- The development of a scheme in a highly sustainable and accessible location which is close to public transport links as well as services and amenities within Newton Heath District Centre.
- Encouraging natural surveillance that will reduce crime and the fear of crime.
- Securing direct investment into the local community through the provision of jobs during the construction stage and spending in nearby facilities by future residents.

We are currently preparing a planning application which we hope to submit to Manchester City Council in the near future. Following the submission of the application, Manchester City Council will formally notify neighbours of the proposal, providing a further opportunity to view the plans and make comments.

In advance of this, please see initial proposed site plan and elevations overleaf. Should you have any comments on these proposals, feel free to contact us by email at pba@paulbutlerassociates.co.uk. Please refer to '50 Amos Avenue' in the subject line.

Yours faithfully

Lynsay Ewart
Senior Planner

Proposed Site Plan and Elevations

