

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131917/FO/2021

Date registered valid: 18 November 2021

Proposal: Creation of new activity space within existing playground area including mini football pitch with associated lighting and boundary treatment

Address: Land Off Scotland Hall Road To The Rear Of Amos Avenue, Manchester, M40 2RE

Ward(s): Miles Platting & Newton Heath Ward

Applicant: City in the Community Manchester City, Etihad Stadium, Etihad Campus, Manchester, M11 3FF

Agent (if any): Roberta Paludi Darntonb3 4th Floor, 10 South Parade, Leeds, LS1 5QS

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11.03.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 07.01.2022

Standard consultations:

Printed: 1 December 2021 Expired: 22 December 2021

Neighbour notifications

Printed: 1 December 2021 Expired: 22 December 2021

Site notice

Posted: 07 January 2022 Expired: 28 January 2022

Press advert

Published: 7 December 2021 Expired: 28 December 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

The application site relates to a public open space (recreation ground) covering 4476m² situated on the southern edge of a residential area along Scotland Hall Road and Amos Avenue. The application site is bounded on three sides by residential properties to the north, east and western boundaries. To the south is a railway line and Clayton Vale. The properties situated along Amos Avenue adjoining the site northern boundary are slightly elevated with the topography of the site sloping down towards the rail line and the southern boundary.

The site is accessed via Scotland Hall Road, with this being the only access point to the site and a steel palisade fence forms the perimeter, a designated pathway forms a loop within the recreational ground for users.

The site currently contains play equipment, a MUGA, a mini grass pitch with goals and landscape areas.

Description of area

The surrounding area is characterised by predominantly residential dwellings with a mixture of semi-detached dwellings and apartment blocks on the north and east boundaries. To the South is a railway line and views over to Clayton Vale.

Description of development

The application seeks creation of new activity space within existing playground area including mini football pitch with associated lighting and boundary treatment.

The proposed main mini-football pitch (approx.. 402m²) is situated over the existing MUGA with approximate dimension of Length 24m x Width 16m, including 3 pairs of goals and associated fencing. Additionally, further testing is planned whether the existing surface can be retained as a base layer for the pitch. Ancillary equipment (approx.. 157m²) including 4metre panna, football tennis, passing square and basketball training are connected to the main pitch via coloured surface.

The proposed scheme would also include the installation of 4.5m high (Pantone 282) rebound perimeter weldmesh fencing situated to the goal areas and incorporating similar specification low level (1.1m) rebound fencing for the panna provision coated in the same colour.

The scheme would also include the installation of additional lighting features, the lighting elements include 4 floodlighting luminaires (8 metres) around the main pitch, and an additional 4 luminaires situated around the ancillary play equipment and proposed pathway luminaires (4m) from the access point at Scotland Hall Road. It should be noted that the lighting system will be implemented turning off the artificial light by 9pm daily.

The proposed scheme would also include the installation of a new footpath connecting the access point along Scotland Hall Road to all the existing and proposed facilities replacing the current pathway.

The recreation ground will follow accord with Manchester City Council's parks and open space opening times; from dawn to dusk.

Consultations & Notification Responses

Publicity- The application was advertised as a public interest development, and the occupiers of adjacent properties were notified about the application. A site notice was displayed adjacent to the site. Three objections were received and have been summarised below:

- Objection to the whole application, concerned that additional lighting on the park will enhance the levels of anti-social behaviour associated with this open space, resident lives on Amos Avenue very near the park and existing issues with noise levels.
- Objection centres around the additional lighting and the potential relationship the new lighting will have on the residents' bedrooms. Additionally, the objection raises the concern surrounding the possible increase levels of anti-social behaviour associated with additional lighting in this area.
- Objector supports the proposal but raises concerns with further anti-social behaviour this application may have.

Comments on Objections- The main concern raised was regarding the additional lighting and the possible effects lighting in the evenings could have on an increase in anti-social behaviour levels in this recreational ground. The agent has been made aware of the lighting issue and has stated that the lighting will be controlled by a seasonal timer and will be switched off at 21:00. Additionally, a condition will be attached to any approval which enforces this seasonal timer.

Environmental Health

Have no objections but comments were received in relation to noise, contaminated land and lighting. The acoustic information submitted with this planning application has been considered, with additional comments received and the concerns can be adequately addressed through the

lighting system which will turn off at 9pm daily therefore mitigating any potential additional noise late in the evening. It is therefore recommended that this condition is applied to any approval.

The ground conditions report submitted with the application has been reviewed. Further details are required in respect of the risk assessment and remediation strategy for the site in respect of contamination. It is therefore recommended that this is a condition of any planning approval.

The lighting impact assessment submitted with the application has been reviewed. Concerns were raised initially about the potential illuminance residential properties would experience from the proposed lighting scheme. However, additional comments have now been received and the concerns can be adequately addressed through the design of the floodlights reducing the potential overspill and implementing a lighting system which will turn off the lights daily at 9pm. It is therefore recommended that this is a condition of any planning approval.

Highways Services

Have no objections but comments were received regarding the potential overspill and overlit application site. Further details were submitted in respect to the tilt angle of the floodlight luminaires and Upward Light Out Ratio, which were approved by the Highways Lighting Team. It is therefore recommended that the tilt angle of the luminaires and Upward Light Out Ratio are conditioned to any planning approval.

Neighbourhood Team Leader (Arboriculture)

Have no objections but suggest that arboriculture consultant be included through the commencement of the development to ensure work is carried out in accordance with BS:5837

MCC Flood Risk Management

Have no objections but comments were received in relation to the surface drainage. Additional comments were received and the concerns relating to the proposal's drainage has been adequately addressed with the drainage run of the site not intrinsically altered from the existing. The justification presented is deemed to be sufficient to remove the original condition presented for this application.

Greater Manchester Police

Have no objections but made comments concerning the lighting scheme and maintenance of the facility.

Environment Agency

Have no objections

The Coal Authority

Have no objections

Greater Manchester Ecology Unit

No comments received at the time of writing this report.

Sport England

Have no objections and support this application as it is consistent with Sport England's policy objective 'Enhance'.

Policy

The following local and national policies and documents are considered relevant in the determination of the application proposals.

National Planning Policy Framework

The Framework has been related to the proposed development, with particular emphasis given to the following:

Chapter 8: Promoting healthy and safe communities

Paragraph 92 states that planning decisions should aim to achieve healthy, inclusive and safe places which:

- a) Promote social interaction;
- b) Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;

Paragraph 92 discusses the importance of providing social, recreational and cultural facilities and services that communities need. It is considered that the proposal would facilitate the use of sports facilities throughout the year and continue to enable their use by the local community.

Paragraph 98 outlines the importance and crucial relationship supplying high quality recreational facilities are for health and well-being of communities, delivering wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. It is not considered that the development would harm residential amenity. Chapter 8 would therefore be positively responded to.

ii. Chapter 12: Achieving well-designed places

Paragraph 126 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 states that planning and decisions should ensure that developments:

- o Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- o Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- o Are sympathetic to local character;
- o Maintain a strong sense of place;
- o Create places that are safe, inclusive and accessible and which promote health and well-being and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

In this case, the development would involve upgrading an existing MUGA with higher quality facilities designed to be sympathetic to the wider recreational park and neighbouring properties. On this basis, it is considered that chapter 12 would be appropriately responded to.

National Planning Policy Guidance (NPPG)

The relevant sections of the NPPG are as follows:

Noise : states that 'Local planning authorities' should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night,

Design states that where appropriate the following should be considered:

- layout - the way in which buildings and spaces relate to each other
- form - the shape of buildings
- scale - the size of buildings
- detailing - the important smaller elements of building and spaces
- materials - what a building is made from

These largely relate to detailed aspects of a planning submission which are addressed in the following section of the report; the conclusions of the necessary assessments is that the proposal accords with the general principles of the NPPG.

Manchester Core Strategy

Relevant policies include :-

Policy SP1

Policy DM1

Policy EN1

Policies EN 10, 11 and 12

Policy T2

Policy CC10

Principle of Use

The proposed activity space within the existing playground, includes a mini football pitch with associated lighting and boundary treatment. This proposal is considered to be suitable for the application site as this is not a change of use and merely an upgrade of recreational activities within the existing site. It is deemed that this proposal will upgrade an existing MUGA with higher quality facilities designed to be sympathetic to the wider recreational park and neighbouring properties and therefore relate positively to specific requirements mentioned above within Manchester's Core Strategy and NPPF. The implementation of higher quality provision is a crucial step in promoting a healthier lifestyle for this local community and in turn helps Manchester's wider strategic health strategies in tackling childhood obesity and mental health issues often seen in young males. The applicant's proposal will in turn provide suitable and a higher degree of recreational activities to be utilised by a wide variety of users. It is therefore deemed that this proposal relates positively to Chapter 8 of the NPPF delivering positive benefits for the local community and supporting efforts to address climate change.

The eastern edge of the park will be retained as open space. As the space will be maintained there will be no conflict with policy EN10 of the Core Strategy.

This form of development within this application site is considered to be acceptable as there will be an improvement in the quality of play facilities which are available at the application site. The development will also contribute to the ongoing regeneration of the area and the proposal will contribute to improving the wellbeing and local environment of the Newton Heath residents as required by policies SP1 and EC1 of the Core Strategy.

Matters which require consideration include the potential impact of the proposal on the neighbouring properties, noise, lighting will be assessed below.

Visual Amenity

The proposed activity space would replace the existing playground area within Scotland Hall recreation park which is of poorer quality and in need of an upgrade. It is bounded by blank gables of semi-detached residential properties to the north (Amos Avenue) and east (Verona Drive), and apartment blocks to the west (Croydon Drive). The proposed development includes the installation of 4.5m and 1.1m high (Pantone 282) weldmesh fencing around the goalposts and the panna play equipment boundary. Furthermore, 4 floodlight luminaires are planned on each corner of the activity space with an additional 4 pathway luminaires proposed on the footpath between the access point and the activity space.

The scheme also includes the installation of new ancillary play equipment (maximum height 1.5m) connected to the proposed activity space. The proposed activity space which constitutes a mini football pitch and the ancillary play equipment will be set 18m from the northern boundary with residential properties at its closet point. Existing tree planting situated to the east and south of the play space will be retained. It is considered on the basis of the details set out above, that the proposed activity space development would not rise to adverse impact on relation to the visual amenity of local residents on Amos Avenue, Verona Drive and Croydon Drive, and would accord with policy DM1 of the Core Strategy.

Residential Amenity

The proposed activity space would be located in in the same location of the existing MUGA, with the smaller ancillary play equipment (approx.. 157m²) connected to the main pitch. It is therefore not considered that there will be a significant increase in disturbance or any loss in the current privacy of the existing dwellinghouses when compared to the pre-existing situation. The additional mounds included in the proposal are not considered to impose additional residential amenity towards the properties along the northern boundary, given the distance from the residential properties being approx. 18 metres at its closest, the boundary screening and the small additional dimensions of the mounds. It is therefore considered that the new activity space alongside the mounds would not cause significant impacts on residential amenity.

In terms the additional lighting features, the Lighting Impact System has been assessed by Environmental Health and Highways Services. It is considered that there would be no significant impact from the additional lighting luminaires as long as they remained focused on the playing area minimising potential overspill effects onto the residential properties directly behind the activity space. Additionally, the lighting system will be implemented with the luminaires switched off at 9pm. Concern was expressed that the lighting used to ensure users safety would impact on the amenity of residents, and encourage greater levels of anti-social behaviour with loitering longer into the evening becoming more present. The report highlights measures that could be taken to ensure that the impact is not significant through the amended lighting strategy and, the cut off time for the floodlights can be addressed through the lighting condition minimising possible late night anti-social behaviour within the activity space.

On balance it is therefore considered that that the new activity space with associated lighting treatment would not significantly impact on residential amenity.

It is acknowledged that the introduction of the ancillary play facilities and the 3 sets of football goals, and rebound boards within the proposed MUGA facility may give rise to an increased in noise locally when in use compared to the existing MUGA. However, it is considered that any increase in noise would be limited to when the facility is in use and given this proposal is an upgrade of facilities and not a change of use it is deemed the additional noise from the scheme will be insignificant. Furthermore, Environmental Health have deemed that an acoustic report is

not necessary and have deemed the proposed noise mitigation factors including the floodlighting switched off at 9pm as sufficient measures to prevent late night noise levels affecting the neighbouring residential properties.

On balance it is therefore considered given the like for like nature of the proposal and the mitigating factors of the lighting system that the additional noise would cause insignificant impacts upon the residential properties along the northern boundary of the site.

Access

The access point to the site is existing. Furthermore, the upgrade of existing pathways will ensure that the activity space will continue to be accessible for disabled people provided the designed proposal is followed and implemented through the Proposed Site Plan Plan ref: 13034 DBS S01 ZZ DR A 90103 P6.

Ground conditions

A contaminated land report, including preliminary assessment, desk top study and remediation strategy investigating the site in terms of ground contamination and water has been submitted.

The Head of Environmental Health has considered the additional information submitted and it is now considered that the Remediation and Verification Strategy produced (ref 18-1673.04) is sufficient and shall be carried out before the development is implemented. On completion of the works, a verification report shall be submitted.

Trees

There are no trees, bushes or shrubs being affected as a result of these proposals. However, an arboricultural consultant will be consulted throughout the development to ensure any work near or around in accordance with BS:5837.

Lighting

The proposal would include the installation of erecting 8 new luminaires across the MUGA and pathway. 4 floodlight luminaires would be situated at each corner of the main mini football space (8 metres) and an additional 4 pathway luminaires would be located along the proposed pathway linking the access point to the activity space. 2 letters of objections have been received in respect of the additional lighting and the possible disamenity this will cause neighbouring residents. In response to this as detailed above there will be a curfew on the lighting system around the MUGA facility to prevent any disamenity. In addition, the lighting for the entire site has been considered by the City Council's street lighting engineer. Further information is required to ensure that the scheme is acceptable. This additional information should be secured by planning condition. On completing of the works, a verification report shall be submitted.

The planning agent has confirmed that notwithstanding the galvanised finish referred to in the submitted lighting specification document the lighting luminaires would be coloured black. It is recommended that this aspect of the scheme is conditioned.

Drainage

The proposal would not introduce any additional non-porous material to the existing site, with the existing non-porous material being upgraded with higher quality materials within the designated football pitch as shown on the Proposed Site Plan (13034 DBS S01 ZZ DR A 90103 P6). Additionally, further comments from the applicant highlight the fact that drainage within the site will not intrinsically alter from the existing, therefore Flood Risk Management have deemed that the justification is consistent and a surface drainage layout condition is not necessary for this application.

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 policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing 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. The original submission raised initial concerns about the overspill lighting features, ground contamination and the additional noise generated across the activity space, further details are required to resolve the issues and the appropriate conditions will be attached.

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

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Plan ref: 13034 DBS S01 ZZ DR A 90103 P6 Proposed Site Plan

Plan ref: 13034 DB3 B01 XX DR A 90105 P3 Remediation Plan

Plan ref: 13034 DBS S01 ZZ DR A 90104 Site Sections

Plan Ref: 13034-DB3-B0X-XX-DR-A-90201 Equipment A Football Panna

Plan Ref: 13034-DB3-B0X-XX-DR-A-90202 Equipment B Football Tennis

Plan Ref: 13034-DB3-B0X-XX-DR-A-90203 Equipment C Passing Squares

Plan Ref: 13034-DB3-B0X-XX-DR-A-90204 Equipment D Large Goal

Plan Ref: 13034-DB3-B0X-XX-DR-A-90205 Equipment E Play Cross Goal

Plan Ref: 13034-DB3-B0X-XX-DR-A-90206 Equipment F Large Goal

Plan Ref: 13034-DB3-B0X-XX-DR-A-90209 Equipment J Run Loop Markers

Plan Ref: 13034-DB3-B0X-XX-DR-A-902014 Equipment I Large Goal + 1v1+Basketball

Plan Ref: 13034-DB3-B0X-XX-DR-A-902015 Equipment P Full Height Fence Panel

Plan Ref: 13034-DB3-B0X-XX-DR-A-902016 Equipment Q Mini Fence

Plan Ref: BS 5837:2012 No. 18-1673.02 Arboricultural Survey
Plan Ref: BS 5837:2012 No. 18-1673.04 Arboricultural Survey
Design & Access Statement ref: 13034-DB3-B01-ZZ-RP-A-00007
Construction (Design & Management) Regulations 2015- Residual Risk Assessment Form
Construction (Design & Management) Regulations 2015- Cleaning Access & Maintenance Statement
Electrical Services Performance Specification
Geo-Environmental Assessment ref: 18-1673.04
Remediation and Verification Strategy ref: 18-1637.04

The documents and drawings stated above were stamped as received by the City Council as Local Planning Authority on 13 October 2021.

Plan Ref: DR-A-900001 P4 Location Plan stamped as received by the City Council as Local Planning Authority on 18 November 2021

Plan Ref: Musco Design 203646C
Plan Ref: 203646_ULR

Stamped as received by the City Council as Local Planning Authority on 03 February 2022.

Performance Specification Ref: 13034-DB3-B0X-XX-SP-A-00002 stamped as received by the City Council, as Local Planning Authority on 08 March 2022.

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 (2012).

- 3) The boundary treatment hereby approved shall be carried out in accordance with the following documents in relation to boundary treatment:

Plan Ref: 13034-DB3-B0X-XX-DR-A-902015 Equipment P Full Height Fence Panel
Plan Ref: 13034-DB3-B0X-XX-DR-A-902016 Equipment Q Mini Fence

Stamped as received by the City Council as Local Planning Authority on 13 October 2021.

The boundary treatment shall be implemented prior to the first use of the development hereby approved and thereafter retained and maintained in situ

Reason- To ensure an appropriate appearance for the boundary treatment, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

- 4) a) The lighting scheme hereby approved shall be carried out in accordance with the following documents:

Plan Ref: Musco Design 203646C
Plan Ref: 203646_ULR

Stamped as received by the City Council as Local Planning Authority on 03 February 2022.

The lighting scheme shall be implemented prior to first use if the development hereby approved and thereafter retained and maintained in situ

b) Prior to first use of development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirement in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria. Any additional mitigation measures should be implemented within a timescale agreed in writing by City Council, as Local Planning Authority.

Reason - To ensure an appropriate lighting scheme is installed, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

- 5) The operating hours of the lighting system are as follows as approved as part of Condition 4:

Monday-Sunday- Must cease at 9pm

The operating hours of the lighting system shall remain in place for as long as the development remains in use.

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

- 6) Prior to the commencement of development, a detailed construction management plan outlining working practices during construction of the development has been submitted to and approved in writing by the Local Planning Authority, which for the avoidance of doubt should include;

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust and dirt suppression measures;
- Highway dilapidation survey;
- Compound locations were relevant;
- Consultation with local residents;
- Location, removal/loading, storage and recycling of waste, plant and materials;
- Routing strategy and swept path;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles;

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan.

Reason- To safeguard the amenities of nearby residents, highway safety and the safety and operations of the adjacent tramway, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

- 7 a) The development hereby approved shall be carried out in accordance with Geo-Environmental Assessment, ref 18-1673.04 (Deltasimons December 2019) and Remediation and Verification Strategy ref 18-1673.04 (Deltasimons

2020) stamped as received by the City Council, as Local Planning Authority on 13 October 2021 in respect to the clean cover layer. The clean cover layer shall be 300mm.

b) Prior to first use of development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirement in part (a) of this planning condition. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria which shall be implemented in line with a timescale agreed in writing with the City Council, as Local Planning Authority.

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- Reason- To ensure that the presence of contaminated land is appropriately treated at the site pursuant to EN18 of the Unitary Development Plan for the City of Manchester.

- 8) Prior to the commencement of works associated with the removal of earthwork at the site, as indicated on drawing Plan ref: Plan ref: 13034 DB3 B01 XX DR A 90105 stamped as received by the City Council, as Local Planning Authority, on the 13 October 2021, a Material Management Plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how material will be excavated and moved on, around and off the site. The earthworks shall be carried out in accordance with the agreed Material Management Plan.

Reason- To ensure that earthworks and removal of contaminated material is carried out in accordance with an appropriate method statement pursuant to EN18 of the Unitary Development Plan for the City of Manchester.

- 9) All tree work should be carried out by a competent contractor in accordance with British Standard BS 5837 "Trees in relation to Design, Demolition and Construction".

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 Core Strategy.

Informative

Throughout the development operation an arboricultural consultant will be consulted in order to prevent any harm or damage to the tree network currently existing within the curtilage of the application site.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Environment Agency
The Coal Authority
Greater Manchester Ecology Unit
Sport England

40 Amos Avenue, Manchester, M40 2RJ
The Stirling Centre, 86 Scotland Hall Road, Manchester, M40 2AZ
24 Verona Drive, Manchester, M40 2RL
4 Amos Avenue, Manchester, M40 2RJ
42 Amos Avenue, Manchester, M40 2RJ
Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
77 Scotland Hall Road, Manchester, M40 2RE
22 Amos Avenue, Manchester, M40 2RJ
75 Scotland Hall Road, Manchester, M40 2RE
67 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
52 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
50 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
52 Amos Avenue, Manchester, M40 2RS
2 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
54 Amos Avenue, Manchester, M40 2RS
80 Scotland Hall Road, Manchester, M40 2RF
78 Scotland Hall Road, Manchester, M40 2RF
82 Scotland Hall Road, Manchester, M40 2RF
84 Scotland Hall Road, Manchester, M40 2RF
33 Verona Drive, Manchester, M40 2RL
7 Verona Drive, Manchester, M40 2RL
70 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
72 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
8 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
3 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
68 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
64 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
28 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
15 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
12 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
5 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
6 Verona Drive, Manchester, M40 2RL
4 Verona Drive, Manchester, M40 2RL
12 Verona Drive, Manchester, M40 2RL
36 Amos Avenue, Manchester, M40 2RJ
2 Amos Avenue, Manchester, M40 2RJ
14 Amos Avenue, Manchester, M40 2RJ
12 Amos Avenue, Manchester, M40 2RJ
2 Verona Drive, Manchester, M40 2RL
66 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
51 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
46 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP

33 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
7 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
31 Verona Drive, Manchester, M40 2RL
44 Amos Avenue, Manchester, M40 2RJ
30 Amos Avenue, Manchester, M40 2RJ
24 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
54 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
45 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
40 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
27 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
23 Verona Drive, Manchester, M40 2RL
21 Verona Drive, Manchester, M40 2RL
13 Verona Drive, Manchester, M40 2RL
36 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
14 Verona Drive, Manchester, M40 2RL
41 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
38 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
32 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
20 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
17 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
9 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
4 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
26 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
11 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
22 Verona Drive, Manchester, M40 2RL
34 Amos Avenue, Manchester, M40 2RJ
28 Amos Avenue, Manchester, M40 2RJ
10 Amos Avenue, Manchester, M40 2RJ
49 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
44 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
25 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
22 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
14 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
37 Verona Drive, Manchester, M40 2RL
26 Amos Avenue, Manchester, M40 2RJ
16 Amos Avenue, Manchester, M40 2RJ
29 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
21 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
6 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
25 Verona Drive, Manchester, M40 2RL
18 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
13 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
1 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
31 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
16 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
18 Amos Avenue, Manchester, M40 2RJ
46 Amos Avenue, Manchester, M40 2RJ
10 Verona Drive, Manchester, M40 2RL
17 Verona Drive, Manchester, M40 2RL
34 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
61 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
57 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
39 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
35 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP

19 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
29 Verona Drive, Manchester, M40 2RL
20 Verona Drive, Manchester, M40 2RL
18 Verona Drive, Manchester, M40 2RL
15 Verona Drive, Manchester, M40 2RL
38 Amos Avenue, Manchester, M40 2RJ
32 Amos Avenue, Manchester, M40 2RJ
69 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
65 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
63 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
55 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
48 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
43 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
8 Verona Drive, Manchester, M40 2RL
30 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
23 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
9 Verona Drive, Manchester, M40 2RL
5 Verona Drive, Manchester, M40 2RL
35 Verona Drive, Manchester, M40 2RL
27 Verona Drive, Manchester, M40 2RL
6 Amos Avenue, Manchester, M40 2RJ
24 Amos Avenue, Manchester, M40 2RJ
71 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
60 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
59 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
58 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
56 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
53 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
47 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
42 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
37 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
10 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
62 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
26 Verona Drive, Manchester, M40 2RL
19 Verona Drive, Manchester, M40 2RL
16 Verona Drive, Manchester, M40 2RL
11 Verona Drive, Manchester, M40 2RL
8 Amos Avenue, Manchester, M40 2RJ
20 Amos Avenue, Manchester, M40 2RJ

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1