

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131257/FO/2021

Date registered valid: 18 October 2021

Proposal: Erection of 2, two storey dwellinghouses (Use Class C3a) with associated car parking, boundary treatment, landscaping and other associated works

Address: Land At The Side 1 Walker Road, Blackley, Manchester, M9 6RA

Ward(s): Higher Blackley Ward

Applicant: Mr Hassan Salim 81 Monton Street, Moss Side, Manchester, M14 4LS

Agent (if any): Mr Colin Williams 11 Gilda Crescent Road, Eccles, Salford, M30 9AG

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 December 2021

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 27 October 2021 Expired: 17 November 2021

Neighbour notifications

Printed: 8 November 2021 Expired: 29 November 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: NO

The application site relates to a vacant, overgrown area of land situated at the northern end of Walker Road.

The site occupies an elevation position above the road, with the topography of the site also increasing north to south along Walker Road.

The site adjoined is occupied by two relatively new build semi-detached properties. Other residential properties lie to the south. To the east (rear) the site is adjoined by a number of trees and raised landscaped area that provides a buffer between the site and Rochdale Road. Opposite, the site faces the head of the junction with Erskine Road and residential properties on Walker Road.

Description of area

The application site is situated within a predominantly residential area, largely comprising of two-storey, semi-detached dwelling houses.

Occupying an elevation position, Walker Road is situated a short distance above the main arterial route of Rochdale Rd which adjoins the site at the rear. To the north, the site is within a short walking distance of a number of local shops and services grouped around the junction crossroads at Victoria Avenue/Rochdale Road. The M60 motorway is also located nearby.

Description of development

Erection of 2, two storey dwelling houses (Use Class C3a) with associated car parking, boundary treatment, landscaping and other associated works

Planning permission is sought for the erection of a pair of two-storey, 4-bedroom, semi-detached dwelling houses (Class C3), together with associated landscaping and boundary treatment. The houses continue the established building line and roof line along Walker Road and due to the topography of the site, stepped access is proposed from the road frontage.

A previous consent was approved for a similar scheme referenced 111946.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and one letter of objection was received. The issues raised are as follows:

- * whether the decision to build houses on site had already been taken as site clearance has taken place.
- * A preference should be to develop the land for council housing by the city council or used for amenity space.
- * inappropriate design
- * the council should invest in existing housing stock in the area and create more off street car parking at existing properties.

Highway Services- The scale of the development is considered unlikely by Highways to generate any significant level of additional traffic on the network.

Each driveway space should provide a minimum of 3.0m x 6.0m in line with MCCs standard minimum dimensions. The driveways appear to be inclined by varying angles from the Walker Street footway level. The applicant should clarify the respective angles of inclination for each parking space. Highways confirmed that cycle storage, EV charging points and construction management plan conditions be attached to the consent. The boundary treatments with frontage to the adopted highway will require visual permeability from a height of 600 mm upwards in order to maintain appropriate sight lines. Gated accesses, both vehicle and pedestrian, will need to provide inward opening gates to ensure they do not impact on the adopted footway a boundary condition has been attached to the consent and an informative relating to the gates.

Environmental Health- No objection. Conditions are recommended in relation to waste management as no details regarding space for storage has been provided, acoustic attenuation and contaminated land.

MCC Flood Risk Management- Recommend a condition with respect to the need to design and construct a drainage system to prevent the increased risk of flooding.

United Utilities- No objection. Advice is provided with respect to foul and surface water drainage.

Greater Manchester Police- It is recommended that the proposed houses are designed and constructed to 'Secured by Design' standards and a condition has been attached to the consent.

Neighbourhood Trees - Raised no objection the proposal subject to the 2 black poplar trees at the back of the site remain in situ and be protected during the build process.

The Ecology Unit - Confirmed a biodiversity mitigation and enhancement plan shall be submitted to and approved in writing by the LPA, prior to commencement of development. The content of the plan should include elements to mitigate for loss of trees shrubs and bird nesting habitat and a condition has been attached to the consent.

Issues

Local Development Framework

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

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

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

The following policies within the Core Strategy are considered relevant:

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

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

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

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

Policy T2 states that the Council will actively manage the pattern of development to ensure that new development: is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections. Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites.

Within the City Centre, development should provide a level of car parking which reflects the highly accessible nature of the location, as well as the realistic requirements of the users of the development. Elsewhere, all new development should provide appropriate car parking facilities.

The planning application has been accompanied by a transport assessment and travel plan which demonstrates that the proposal will have a minimal impact on the local highway network and will encourage other forms of transport.

Policy H1 states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors. New housing will be predominantly in the North, East, City Centre and Central Manchester, these areas falling within the Regional Centre and Inner Areas of Manchester.

The policy goes on to state that that new residential development should take account of the need to:

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

In this case the policy is relevant as the development will form a dense residential scheme within an area that is expected to accommodate housing growth within high quality, high density development proposals. Consideration has also been given to the design, siting and scale of the building along with prioritising the re-use of a previously developed site.

Policy H3 - state that north Manchester, over the lifetime of the Core Strategy, will accommodate around 20% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained.

Policy EN 15 Biodiversity and Geological Conservation

Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate, with reference to: the Manchester Biodiversity Strategy, which provides further details of priority habitats within Manchester and opportunities for biodiversity enhancement including corridors such as the Mersey, Medlock and Irk river valleys, the canals and disused railway lines and areas of managed greenspace particularly in parks; the Green Infrastructure Framework for Greater Manchester, which encompasses an ecological framework that seeks to guide and inform habitat creation and repair, including identifying large 'biodiversity opportunity areas' including the Moston Brook Corridor and Nutsford Vale; the Open Space, Sport & Recreation Study, which identifies areas where there is a deficit of natural and semi-natural greenspace, opportunities for green corridors and other linkages; Manchester's Climate Change Action Plan; the Strategic Flood Risk Assessment (SFRA) for Manchester; the Habitats Regulations Assessment (HRA) for Manchester, which gives detailed consideration to Special Areas of Conservation (SACs), including the Rochdale Canal SAC just outside the district boundary; the River Basin Management Plan for the North West; the Manchester Tree Strategy.

Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.

Development should wherever possible seek to maintain, enhance or restore existing geology.

Policy EN 17 Water Quality

With reference to the Manchester-Salford-Trafford SFRA and other relevant documents:

- o Development should avoid any adverse impact on water quality, including during the construction phase, and wherever possible should seek to enhance water quality, both chemical and ecological;
- o Development should minimise surface water run-off from development and associated roads, and maximise the use of appropriate sustainable drainage systems, to minimise groundwater contamination, and to avoid pollutants reaching watercourses;
- o Development close to a watercourse should also ensure that waste or litter cannot enter the watercourse from the site;
- o Development should, where feasible and appropriate, seek to open up any culverted or hidden watercourse beneath the site to improve the ecological status of that watercourse.

Policy EN 18 Contaminated Land and Ground Stability

The Council will give priority for the remediation of contaminated land to strategic locations as identified within this document. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

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

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

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

The proposal has been designed to minimise the impact from noise sources and further mitigation will be secured by planning condition and building regulations

The Guide to Development in Manchester (SPG/SPD) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

National Planning Policy Framework

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

Paragraphs 11, 12, 13 and 14 of the NPPF outlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Issues

Principle

Having regard to the existing planning policy framework, City Council policy and national planning guidance, the principle of the development is considered acceptable.

The site forms a suitable location for residential infill development in an area where family housing is considered a priority and may have historically been occupied by housing.

The proposed development will regenerate a vacant and untidy site and will assimilate satisfactorily into its surroundings. The proposed scheme is also of an acceptable design which will not create any significant upon residential amenity as a consequence of its position, design and relationship with adjoining properties.

On balance, the proposed development is considered to accord with saved policy DC26 of the UDP, policies H1, H3, T2, DM1 and SP1 of the Manchester Core Strategy, the Guide to Development in Manchester (SPD) and the National Planning Policy Framework (NPPF). There are no material considerations of sufficient weight to indicate otherwise.

Design, Scale and Appearance

The Guide to Development in Manchester (SPD) advocates that consideration should be given to the scale of new developments and to ensure that new development is informed by their context.

It is believed that the proposed development accords with such criteria, with the proposed dwelling houses adopting a traditional form and pattern of development, whilst reflecting the gabled frontage of adjoining properties along Walker Road. This aids the integration of the proposed house so that they are compatible with the surrounding scale and form of neighbouring development.

The proposed two-storey height of the dwellings area and the sloped front garden areas is consistent with surrounding properties and the traditional, yet simple elevational design reflects that of nearby properties. The design, scale and appearance of the development is therefore considered appropriate.

Amenity space

Section 10 of the Guide to Development in Manchester (SPD) provides external space criteria for private amenity space associated with new dwellings. The document states that all new development should be designed to provide on-site amenity space which is fit for purpose and which is informed by, and relates to, the character of the area.

In this case, each property is provided with a modestly sized rear garden area and a small area of sloped lawn at the front. This arrangement is satisfactory and typical of many residential environments throughout the city and the compares to other properties along Walker Road.

Boundary Treatment

Indicative details of the boundary treatment have been provided. In order to safeguard visual amenity and to ensure an acceptable specification, a planning condition has been included which will require the submission and approval of detailed boundary treatment.

Residential Amenity

Due to the relationship of the proposed houses with other neighbouring properties and the design of the houses, including the positioning of windows and the rear dormer it is not considered that there would be any significant impact upon the living conditions of nearby occupiers in terms of any over-dominance, overshadowing or overlooking.

Whilst the proposed houses will introduce additional activity, it is considered unlikely that occupants associated within 2 dwelling houses will result in detectable or unreasonable levels of activity within the context of an established residential environment.

Car Parking and Highways Issues

In terms of the proposed parking provision, the City Council does not have any prescribed standards for residential schemes enshrined in policy, though Policy T2 of the Core Strategy states that all new developments should provide appropriate car parking facilities and also that the circumstances of each proposal should be taken into account to establish what level of parking is appropriate.

Policy DM1 requires that adequate parking should be provided for all new development and consideration should be given to traffic generation and road safety.

In this case, given that there is sufficient car parking space. The driveways appear to be inclined by varying angles from the Walker Street footway level. The applicant needs to clarify the respective angles of inclination for each parking space prior to occupation of the dwelling houses.

Landscaping - To the rear of the site are 2 mature poplar trees. These trees are proposed to be retained as part of the works. The new houses would not encroach into the root areas of these trees. However, a condition to protect the integrity of the on-site trees has been added to the proposal. This is considered to be acceptable.

Sustainability and Climate Change

The site is considered to be suitably accessible by sustainable modes and is in close proximity to a range of public transport facilities. The application site is therefore accessible by pedestrians and car and it is considered that the location is therefore sustainable.

The site also benefits from in curtilage car parking space which would include an electric car charging point which would reduce vehicle emissions.

In terms of biodiversity the consent is subject to a landscaping condition which would hedging, trees and soft landscaping and permeable hard land scaping material which will help to enhance the green environment within this particular area. The proposal therefore harnesses the objection of sustainable development advocated by the National Planning Policy Framework (NPPF) which advocates the sharing of local resources and services

A condition shall be applied to any approval for a full Environmental Standards statement.

Ecology

A biodiversity mitigation and enhancement plan has been requested by the ecology unit. The content of the plan should include elements to mitigate for loss of trees shrubs and bird nesting habitat. An informative has been added to the consent requesting no works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist. The proposal complies with policy EN15 of the Manchester Core Strategy (2012).

Flood

The flood team have recommended the need to design and construct a drainage system to prevent the increased risk of flooding and to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Waste

Further detail regarding a waste management strategy needs to be provide and is subject to a condition. The waste bins are to be kept at the front within the curtilage of the development due to the topography of the site, however, would be situated behind the boundary treatment. To ensure the boundary treatment is acceptable and of a quality representative of a highly visible location the appearance of the boundary treatment shrouding of the bin store is subject to a boundary condition.

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:

Article 35 Declaration

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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 drawings and documents:

Drawing Number 1 and the Location Plan, stamped as received on the 2 August 2021.
Drawings titled, ' Section Through' and ' Surface Drainage Layout', Drawing Number 1, the Design and Access Statement and the Waste Management Strategy, stamped as received on the 31 August 2021.

The Boundary Treatment Drawing, stamped as received on the 15 September 2021.

The Environmental Standards Document, and the Ecological Appraisal Report, stamped as received on the 18 October 2021.

The Preliminary Risk Assessment for Contained Land Report, stamped as received on the 19 October 2021.

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

3) No above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding details submitted, no above ground works shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed prior to first occupation of the development hereby approved. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, in order to comply with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding details submitted, no above ground work shall commence until a hard and soft landscaping treatment scheme (including replacement trees) has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

6) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

7) Prior to the first use of the use of the development, 1 no. electric car charging point per property shall be installed within the site, in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first use of the development and made available and thereafter retained for as long as the development is in place.

Reason - In the interest of promoting alternatives and minimising the impact of the development on air quality pursuant to policies EN16 of the Manchester Core Strategy (2012).

8) A Construction Management Plan should be provided by the applicant prior to any construction works beginning. The Construction Management Plan should detail the phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway. The document should also consider ongoing construction

works and contractor parking in the locality. It is also requested the applicant provides a dilapidation survey as part of the Construction Management Plan document. The survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site. It is recommended that the above is conditioned and attached to any planning permission that may be granted.

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

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

9) Notwithstanding the car parking layout, as indicated on drawing number 1, stamped as received on the 2 and 31 August 2021, by the City Council as Local Planning Authority. Prior to the occupation of the development details of the dimension of the car parking layout, including the dimensioned visibility splay (allowing for any proposed boundary treatment) for vehicles emerging in a forward gear from the proposed site, and details of the angles of inclination for each parking space, shall be provided and made available. The car parking layout shall be retained and maintained for as long as the development remains in use.

Reason - To ensure sufficient car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

10) Before the development commences an acoustic attenuation scheme including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of the development shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full before use of the residential premises first commences.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

11) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of residential amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

12) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by 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 - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

13) Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles and adhering to the Drainage Hierarchy, has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion.

This shall also include:

- o Where surface water is connected to the public sewer, evidence of agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account.
- o Where development is proposed above existing public sewer assets, evidence of acceptance by United Utilities is required.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy

14) The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

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

15) In this condition "retained tree" means an existing tree, shrub or hedge, in particular two black poplar trees at the rear of the site shall be retained and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

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

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

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

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

16) Prior to above ground development commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency and approved measures shall be implemented in the construction of the approved development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies DM1 and SP1 of Manchester's Core Strategy and the National Planning Policy Framework.

17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawing no 1, stamped as received on the 2 and 31 August 2021.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is

suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

19) Before first occupation the ground floor wc and the first and second floor bathroom windows as shown on 'Proposed Elevations drawing no 1, stamped and received by the City Council as Local Planning Authority on 2 and 31 August 2021, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, roof dormers, porches or outbuildings and boundary treatment, including fencing and walls, shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

21) Notwithstanding drawing 1 stamped as received by the City Council, as Local Planning Authority, on the 2 and 31 August 2021, no above ground development that is hereby approved shall commence until full details, including height, of the rear decked areas have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented in accordance with the approved details.

Reason - To safeguard residential and visual amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

22) A biodiversity mitigation and enhancement plan shall be submitted to and approved in writing by the LPA, prior to commencement of development. The content of the plan should include elements to mitigate for loss of trees shrubs and bird nesting habitat. The approved plan will be implemented in accordance with the approved details.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

Informatives

1) The proposal should include inward opening gates to ensure they do not impact on the adopted footway

2) No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

3) It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as Japanese knotweed and Himalayan balsam are included within this schedule. If any such species will be

disturbed as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Ecology Unit

St Pauls Rectory, Erskine Road, Manchester, M9 6RB
1 - 5 Victoria Avenue, Blackley, Manchester, M9 6RA
7 Victoria Avenue, Blackley, Manchester, M9 6RA
9 Victoria Avenue, Blackley, Manchester, M9 6RA
7A Victoria Avenue, Blackley, Manchester, M9 6RA
11 Victoria Avenue, Blackley, Manchester, M9 6RA
9A Victoria Avenue, Blackley, Manchester, M9 6RA
32 Erskine Road, Manchester, M9 6RB
30 Erskine Road, Manchester, M9 6RB

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 -
Area Team Boundary - Name: NORTH1