

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Jon Benson
Mosscaire St Vincents Housing Group
7th Floor Trafford House
Manchester
M32 0RW

Agent (if used)

Mr Michael Stewart
Michael Stewart Architecture
75 Parsonage Road
Stockport
SK4 4JL

Part 1 – Particulars of the application/development

Proposal: Variation of condition nos. 2 (Specified plans), 8 (Additional windows), 9 (Obscured glazing), 11 (Cycle storage), 12 (Car parking), 13 (Boundary treatment), 14 (Bin Storage enclosure), 15 (Waste management), 19 (EV charging points), 22 (Environmental standards statement), 24 (Landscaping) and 25 (Bat and bird boxes) attached to planning permission ref: 125803/FO/2019 to amend cycle storage arrangements, removal of PV panels to roof of apartment block and amendments to landscaping in response to amended street boundary

Location: Land Bounded By Abbey Hey Lane And Battersby Street , Manchester

Date of application: 15 July 2021

Application number: 130931/JO/2021

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. A dialogue was undertaken the applicant to ensure that the environmental performance of the development would be maintained following the omission of previously approved photovoltaic panels. On the basis of the submitted and supplementary details sufficient information was made available to allow the proposed amendments to be appropriately assessed.

Condition(s) attached to this decision

1) The development hereby approved shall be carried out in accordance with the following drawings and documents and stamped as received by the City Council as local planning authority on 23 December 2019, 8 January 2020, 19 February 2020, 28

February 2020, 13 March 2020, 30 March 2020, 4 November 2020, 2 July 2021, 15 July 2021, 22 July 2021, 25 August 2021, 10 September 2021 and 12 October 2021 and referenced:

Application forms for non-material amendment following grant of planning permission

18.07 EL01 B	Proposed Street Elevations
18.07 PL01	Location Plan
18.07 PL02	Concept Plan
18.07 PL03 H	Proposed Site Ground Plan
18.07 PL04	Proposed Site First Floor Plan
18.07 PL05 P2	Proposed Site Roof Plan
18.07 PL06 P1	Proposed Boundary Plan
18.07 PL07 P2	Proposed 3B 4P House plans and Elevations
18.07 PL08 D	Proposed 2B 3P House and 1B 2P Flat Plans and Elevations
18.07 SA01	Site Analysis Plan
S19-1110 - REV B	Topographical Land Survey
S19-1110 - 2 REV B	Existing Street Scenes

20.03 BDT01E	Proposed Boundary Details Sheet 1
20.03 BDT02G	Proposed Boundary Details Sheet 2
20.03 PL03 H	Proposed Site Ground Plan
20.03 PL08E	Boundary plan

SE0892-01 LP REV D Proposed Landscape Proposal

SE0892-01_BABP REV B Proposed Bat and Bird Box Location and Specifications Plan

Design & Access Statement New Housing Abbey Hey Lane and Battersby Street Hr Openshaw Manchester M11

Affordable Housing Statement by MSV

Supplementary Affordable Housing Statement for Land bounded by Abbey Hey Lane and Battersby Street Manchester by MSV (Planning approval reference 125803/FO/2019) dated 11 February 2020

Air Quality Assessment Abbey Hey Lane, Manchester Client: Mosscares St Vincent's Housing Group Reference: 3201r1 Dated: 6 December 2019 by Redmore Environmental
Broadband Connectivity Assessment Abbey Hey Lane dated 18 December 2019 (First draft issue) by GTech Surveys Limited

Crime Impact Statement: Site at Abbey Hey Lane/Battersby Street 2 No. Apartments & 13 No. Houses For: MSV Housing Group Version A: 17 December 2019 Reference: 2019/0919/CIS/01 by GMP Design for Security

Open Space Assessment MSV Housing Group Abbey Hey Lane / Battersby Street Hr Openshaw dated December 2019 by NJL Consulting.

Planning Stage Environmental Noise Report Ref: Z35145 Rev B Proposed Residential Development Abbey Hey Lane / Battersby Street, Openshaw. Manchester, M11 1LY for Mosscares St Vincents (MSV) dated 27 March 2020

Arboricultural Impact Assessment Abbey Hey Lane Battersby Street Op Openshaw. Manchester dated December 2019 Ref: UG339 by Urban Green

Preliminary Ecological Appraisal Report Land off Battersby Street Manchester M11 1LD Prepared on behalf of MSV Housing Group dated 17 December 2019 by Biora

Drainage Strategy and Flood Risk Assessment for Proposed Development Abbey Hey Lane Openshaw Manchester Client Name: MSV Housing Group Ref: LRD30727

Revision: 001 dated: December 2019 by Sutcliffe

Phase I Preliminary Risk Assessment at Abbey Hey Lane, Hr Openshaw Manchester
Client Name: MSV Housing Group Ref: 30727-SUT-ZZ-00-RP-G-701-0001 Issue P02
dated December 2019 by Sutcliffe

Transport Statement Ref: VN91471 Mosscares St Vincent's Housing Group: Residential
Development, Abbey Hey Lane, Manchester dated 17 December 2019 by Vectos

Waste Management Proforma Ref: PP-08330275 dated 19 December 2019

Site Analysis Photographs Analysis Sheets 1 - 6 (inclusive)

Document Ref: Non-material amendment to external doors with central vision panel Ref:
Rev A 22.07.21 - Front door: GRP 0X5 and rear door GRP21 - Colour: Black.

Energy Statement for 15 new build dwellings at Abbey Hey Lane / Battersby Street
Openshaw Manchester M11 1 JW by Lancaster Maloney Date November 2020 Ref:
2011/20 Rev. A

Secure Cycle Store Galvanised Sheffield Stand details with dimensions of 750 mm
(height) x 750 mm (width) x 48.3 mm (deep).

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 for the City of
Manchester.

2) The authorised development shall be undertaken in accordance with the following
materials and specifications as set out in document referenced: Proposed materials
schedule, Project: MSV 20.03, Abbey Hey Lane/ Battersby St, Hr Openshaw,
Manchester received 22 July 2020, amended by emails with materials specifications
from Michael Stewart Architecture Ltd dated 30 July 2020, 20 August 2020, 7
September 2020, 28 October 2020 and 13 August 2021:

Roof Tiles.

Northstone Causeway slate effect roof tile Colour: Grey.

External walls

Mortar - Natural colour

Bricks -

65mm SHAKESPEARE RED RG 1616 - Main facing brick, front elevations, gable
return, rear string courses and cills, gable cills. Details as shown on architect's
drawings.

65mm BLUNDELL WEATHERED RED RG 1984 - Rear elevation and gable elevations,
front string course, living room window surround, details as shown on architect's
drawings.

Wall air bricks to match colour of facing bricks: Colour - Terracotta

Pre cast natural grey cast stone pier cappings

Boundary Type 1

65mm SHAKESPEARE RED RG 1616 - Abbey Hey Lane and Battersby Street front
boundary brickwork

Pre cast natural grey cast stone pier cappings

Railings: Steel polyester powder coated Colour: Black

Boundary type 2

Front fencing between dwellings - Railings: Steel polyester powder coated Colour: Black

Boundary Type 3

Closed boarded timber fencing, trellis and timber gates between gables, between
gardens. Natural colour preservative finish with pre cast concrete posts and base board.

Boundary Type 4

Closed boarded timber fencing between rear gardens. Natural colour preservative finish with pre cast concrete posts and base board.

Boundary Type 5

65mm SHAKESPEARE RED RG 1616 - Battersby Street boundary. Low brick wall and piers with timber panels

Pre cast natural grey cast stone pier cappings

Timber panels.

Boundary Type 6.

65mm SHAKESPEARE RED RG 1616 - Abbey Hey Lane brick boundary wall

Pre cast natural grey cast stone pier cappings

Boundary Type 7

65mm SHAKESPEARE RED RG 1616 - Battersby Street boundary

Pre cast natural grey cast stone pier cappings

Railings: Steel polyester powder coated Colour: Black.

Boundary Type 8 .

65mm SHAKESPEARE RED RG 1616 - Abbey Hey Lane brick boundary wall

Pre cast natural grey cast stone pier cappings

Railings: Steel polyester powder coated Colour: Black.

Boundary Type 9

65mm Blundell WEATHERED RED RG 1964 - East boundary boundary. Low brick wall and piers with timber panels.

Pre cast natural grey cast stone pier cappings.

Timber panels.

Closed timber boarded fence panels including 300 mm trellis

Boundary Type 10

65mm BLUNDELL WEATHERED RED RG 1984 -Boundary type 1. Inside development boundary brickwork.

Pre cast natural grey cast stone pier cappings

Railings and gates: Steel polyester powder coated Colour: Black

Roof fascias and soffits - Upvc Colour: Anthracite grey

Gutters and rwps - Upvc Colour: BLACK.

Windows. Upvc frames Colour: RAL 7016 Anthracite grey.

External doors. Composite GRP with glazed vision panel.

Front door GRP 20 with vision panels set 140mm above door lever handle. Colour: Black.

Rear door GRP 05. Colour: Black.

Obscured glazing to WC, bathroom, front door vision panels, and other windows as shown on architects drawings. Pilkington level 5 Cotswold specification.

Canopy specification above apartment entrances as reference in document LA canopy (standard projection) dimensions: 3200 mm (l) x 715 mm (d) Colour: RAL 7016 Anthracite grey

Front access paths concrete permeable brick pavers Colour: Natural grey permeable key block.

Front car parking spaces off Battersby Street bit mac Colour Black
New access road and parking spaces at rear of dwellings bit mac Colour Black.
Rear paths 600mm x 600mm or 600mm x 900mm pre cast concrete paving Colour: Natural
External meter cupboards paint to match surrounding brickwork.
Drained small stone boundaries against houses pea gravel or equivalent.

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, EN1 and DM1 of the Core Strategy for the City of Manchester.

3) The authorised development shall be designed and constructed in accordance with the recommendations contained within section 3.3 of document referenced: Crime Impact Statement: Site at Abbey Hey Lane/Battersby Street 2 No. Apartments & 13 No. Houses For: MSV Housing Group Version A: 17 December 2019 Reference: 2019/0919/CIS/01 by GMP Design for Security. The development shall only be carried out in accordance with these approved details and occupation or use shall not commence until the City Council as local planning authority has acknowledged, in writing, that it has received written confirmation of 'Secured by Design' accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

4) The planning permission hereby granted relates to the formation of: 2 x one bed, 2 person apartments; 2 x two bed, 3 person houses and 11 x 3 bed, 4 person houses (Class C3) as shown on the approved drawings.

Reason - For the avoidance of doubt and in the interests of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) 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 2015 (as amended), The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020 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 of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as

families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6) 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, porches or outbuildings 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.

7) 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 shall be inserted into the elevations of the dwellinghouses and apartments hereby approved other than those shown on the approved drawings referenced:

18.07 PL04	Proposed Site First Floor Plan
18.07 PL05P2	Proposed Site Roof Plan
18.07 PL07P1	Proposed 3B 4P House plans and Elevations
18.07 PL08 D	Proposed 2B 3P House and 1B 2P Flat Plans and Elevations
20.03 PL03 H	Proposed Site Ground Plan

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

8) Before the occupation of the development windows to bathrooms as so indicated on the approved drawings ref:

18.07 PL04	Proposed Site First Floor Plan
18.07 PL05P2	Proposed Site Roof Plan
18.07 PL07P1	Proposed 3B 4P House plans and Elevations
18.07 PL08 D	Proposed 2B 3P House and 1B 2P Flat Plans and Elevations
20.03 PL03 H	Proposed Site Ground Plan

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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

9) Before the first occupation of the authorised development, related off-site highways works shall be fully implemented accordance with the following documents and drawings stamped as received by the City Council as local planning authority on the specified dates:

- i. Drawing Ref: S.278 Highways Layout 1281-901 Rev. P3 by Building Vision received 19 August 2020;
- ii. Drawing Ref: Hard paving specification 1281-902 Rev. P2 by Building Vision received 19 August 2020;

ii. Email dated 14 September 2020 from BV Consulting confirming that footpath reinstatement will be submitted for approval under an application required by S.278 of the Highways Act.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

10) The development shall be implemented in accordance with the following drawings and documents relating to the siting and specification of cycle storage arrangement relating to the proposed houses and apartments:

- i. Drawing Ref: 20.03 PL03 H Proposed Site Ground Plan;
- ii. Secure Cycle Store Galvanised Sheffield Stand details with dimensions of 750 mm (height) x 750 mm (width) x 48.3 mm (deep).

The approved details shall be fully implemented as part of the agreed waste management strategy prior to the occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage of cycles, pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

11) Before the occupation of the authorised development, car parking areas shown on drawing referenced: 20.03 PL03 H Proposed Site Ground Plan shall be surfaced and made available for use. The car parking spaces shall be maintained in situ prior to the occupation of the authorised houses and remain in situ thereafter.

Reason - In the interest of residential amenity and pedestrian and highways safety, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

12) Before the occupation of any part of the authorised development, the details of wall, railings fencing gates as detailed on the following drawings shall be fully implemented and maintained in situ thereafter:

18.07 PL06 P1	Proposed Boundary Plan.
20.03 BDT01E	Proposed Boundary Details Sheet 1
20.03 BDT02G	Proposed Boundary Details Sheet 2

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

13) The authorised development shall be implemented in accordance with the following drawings relating to the enclosure of the bin collection area to be sited adjacent to the Battersby Street boundary:

20.03 PL03 H	Proposed Site Ground Plan
20.03 PL08E	Boundary plan (Layout plan)
20.03 BDT02G	Proposed Boundary Details Sheet 2

The agreed details shall be fully implemented prior to the first occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

14) The development is to be undertaken in accordance with the waste management strategy comprising document and drawing referenced: Waste Management Proforma Ref: PP-08330275 dated 19 December 2019 and 20.03 PL03 H Proposed Site Ground Plan.

The agreed arrangement including the associated bin storage structures shall be implemented in full prior to the first occupation of the authorised houses and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

15) The authorised development shall be implemented in accordance with the following documents stamped as received by the City Council as local planning authority on the specified dates:

- i. Phase I Preliminary Risk Assessment at Abbey Hey Lane, Hr Openshaw, Manchester
Ref: 30727-SUT-ZZ-00-RP-G-701-0001 Revision: P03 Dated: December 2019 by Sutcliffe and received 23 December 2019;
- ii. Abbey Hey Lane Phase II Interpretative Ground Assessment Ref: 30727-SUT-ZZ-00-RP-G-702-0002 Revision: P01 Dated: February 2020 by Sutcliffe and received 22 July 2020;
- iii. Proposed Residential Development at Abbey Hey Lane, Battersby Street, Openshaw, Manchester - Remediation Strategy Ref: 1281/SJG dated 20 July 2020 by Build Vision Consulting Engineers received 12 August 2020.

Following the implementation of the development, in accordance with the previously agreed remediation strategy, a completion / verification report shall be submitted to and approved in writing by the City Council, including any related revisions to the remediation strategy, which shall take precedence over any previous 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 for the City of Manchester and guidance contained within the National Planning Policy Framework.

16) The construction phase of the authorised development shall be fully implemented in accordance with construction management plan (CMP) comprising of the following documents and drawings stamped as received by the City Council as local planning authority on the specified dates:

- i. Construction Method Statement - Site Name Battersby St & Abbey Hey Land off Battersby Street, Abbey Hey Manchester by Wiggett Construction Rev A received on 1 September 2020;
- ii. Drawings attached to email received from MS Architecture on 1 September 2020 and referenced:

- Condition 17 Site set up drawing;
- Condition 17 Scaffold plan;
- Condition 17 Transport plan;
- Condition 17 Piling plan.

The agreed CMP shall remain in operation until the completion of construction works.

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

17) No removal or other work to trees and or hedges shall be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local bio-diversity and nature conservation, pursuant to policy EN15 of the Core Strategy for the City of Manchester.

18) Before the occupation of the development, electric vehicle charging points shall be installed in accordance with the details specified on drawing referenced: 20.03 PL03 H Proposed Site Ground Plan, which shall maintained in situ thereafter.

Reason - In the interests of residential amenity and the contribute to the reduction of carbon emissions and improve air quality, pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

19) The authorised development shall be fully implemented in accordance with the following documents and drawings stamped as received by the City Council as local planning authority on the specified dates:

- i. Proposed Residential Development at Abbey Hey Lane, Battersby Street, Openshaw
- ii. Drainage Strategy Ref: 1281/SJG by Build Vision dated 21 July 2020 received on 22 July 2020;
- iii. Post development areas drawing Ref: 1281-70 Rev P1 by Build Vision on 22 July 2020;
- iv. Overland flood routes and emergency access and egress routes Ref: 1281 - 701 Rev P1 by Build Vision on 22 July 2020;
- v. Drainage Layout drawing Ref: 1281-900 Rev P3 by Build Vision dated July 2020 received on 19 August 2020;
- vi. Hard paving specification drawing Ref: 1281-902 Rev. P2 by Building Vision received on 19 August 2020;
- vii. Document: Storm Sewer Design by the Modified Rational Method File 1281 SW DRAINAGE.MDX Network 2019.1 by Micro Drainage BV Consulting dated 15 July 2020 on 22 July 2020;
- viii. Application to connect to a public sewer Approval notice United Utilities Ref: EC5166 dated 10 September 2020;
- ix. United Utilities approval letter Ref: 4200033378 dated 11 September 2020.

Reason: To reduce the risk of flooding, pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework

20) The authorised development shall be undertaken in accordance with the following documents and drawings stamped as received by the City Council as local planning authority on the specified date:

- i. Proposed Residential Development at Abbey Hey Lane, Battersby Street, Openshaw - Drainage Strategy Ref: 1281/SJG by Build Vision dated 21 July 2020 and received 22 July 2020;
- ii. Battersby & Abbey Hey SUDS Management & Maintenance Plan by Wiggett Construction received on 22 July 2020.

Before the occupation of the development the following details shall be submitted to and approved in writing by the City Council, as local planning authority, confirming the implementation of the agreed measures shall be maintained in situ thereafter.

- i. Verification report providing photographic evidence of construction as per design drawings;
- ii. As built construction drawings if different from design construction drawings;
- iii. Management and maintenance plan for the lifetime of the development.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

21) The development hereby approved shall be carried out in accordance with document referenced: Energy Statement for 15 new build dwellings at Abbey Hey Lane / Battersby Street Openshaw Manchester M11 1 JW by Lancaster Maloney Date November 2020 Ref: 2011/20 Rev. A. A post construction review certificate / verification statement shall be submitted for approval, within a timescale previously agreed in writing with the City Council as local planning authority, to demonstrate the satisfactory implementation of the agreed measures, which shall be maintained in situ thereafter.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1, T2, EN4, EN8 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

22) The development hereby approved shall be carried out in accordance with document referenced: Planning Stage Environmental Noise Report Ref: Z35145 Rev B Proposed Residential Development Abbey Hey Lane / Battersby Street, Openshaw. Manchester, M11 1LY for Mossacre St Vincents (MSV) dated 27 March 2020. A post construction review certificate / verification statement shall be submitted for approval, within a timescale previously agreed in writing with the City Council as local planning authority, to demonstrate the satisfactory implementation of the agreed measures, which shall be maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure satisfactory attenuation of identified noise sources, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and the National Planning Policy Framework.

23) The authorised development shall be fully implemented in accordance with the following landscaping and maintenance documents stamped as received by the City Council as local planning authority on 22 July 2020 and 4 November 2020:

Tree planting and landscaping details as specified on drawing referenced: SE0892-01 LP Rev D Proposed Landscape Proposal

Battersby Street, Abbey Hey - Maintenance of Communal Space by Moss Care St. Vincent's;

Email [dated 4 November 2020] from MSV confirming that it will take overall responsibility for the maintenance of external open space.

The approved landscaping scheme shall be fully implemented during the first full planting scheme following the occupation of the development and maintained in situ thereafter in accordance with the approved landscape maintenance scheme. 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 for the City of Manchester.

24) Before the occupation of any part of the development, the arrangements for the provision of bat and bird boxes shall be implemented in accordance with the details of drawing referenced:

SE0892-01_BABP REV B Proposed Bat and Bird Box Location and Specifications Plan

The implemented habitat arrangements shall be maintained in situ thereafter.

Reason - In order to enhance local bio-diversity through the provision of wildlife habitats, pursuant to policy EN15 of the Core Strategy for the City of Manchester and The National Planning Policy Framework.

25) The authorised development shall be implemented in accordance with the methodology and remediation measures relating the removal of Japanese Knotweed as specified in document referenced stamped as received by the City Council as local planning authority on 22 July 2020:

Battersby Street, Abbey Hey - Removal of Invasive Species by Wiggett Construction and the Knotweed Management Plan Ref: JKLE 17102 submitted by Japanese Knotweed Ltd.

Reason - To prevent the spread of Japanese knotweed which has been found on part of the site and in the interests of residential amenity, pursuant to policies SP1, EN18 and DM1 of the Core Strategy for the City of Manchester and The National Planning Policy Framework.

26) The development shall be fully implemented in accordance with the tree protection measures as specified in the following document stamped as received by the City Council as local planning authority on 22 July 2020:

Battersby Street, Abbey Hey - Tree Protection Statement by Wiggett Construction.

The approved measures shall be implemented upon commencement of works and maintained in situ throughout the construction period.

The erected 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.

Reason - In order avoid damage to trees/shrubs within and adjacent to 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 for the City of Manchester.

27) The authorised development shall be fully implemented in accordance with the arrangements to ensure the delivery of a local employment contribution during the construction phase of the development as specified in the following document stamped as received by the City Council as local planning authority on 22 July 2020:

Condition 28 - Wiggett Construction Ltd - Local Employment Strategy.

Reason - To safeguard local employment opportunities, pursuant to policies SP1 of the Core Strategy for the City of Manchester.

28) Before the first occupation of the development the exterior on all timber door frames shall be painted to an Anthracite Grey (RAL 7016) specification with matching sealant around the related frame as specified in Michael Stewart Architecture Ltd email dated 21 September 2021. The doors shall be maintained at all times thereafter in accordance with the approved details.

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

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the

subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Guidance for developers can be found via the following:

http://www.manchester.gov.uk/download/downloads/id/15267/controlling_pollution_from_construction_sites.pdf

and IAQM/EPUK Construction Guidance at:<http://iaqm.co.uk/guidance/>

The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

The Phase I Preliminary Risk Assessment referenced Phase I Preliminary Risk Assessment at Abbey Hey Lane, Hr Openshaw Manchester Client Name: MSV Housing Group Ref: 30727-SUT-ZZ-00-RP-G-701-0001 Issue P02 dated December 2019 is considered sufficient. A Phase II site investigation proposals followed by a full site investigation report will be required to address the next stage of the condition.

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Date: 14 October 2021

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.