

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129000/JO/2020

Date registered valid: 7 January 2021

Proposal: Variation of condition no.2 (specified plans) attached to planning permission ref: 124282/FO/2019 to allow reconfiguration of garden areas and elevational alterations.

Address: 72 Errwood Road, Manchester, M19 2QH

Ward(s): Burnage Ward

Applicant: Mr Dharmesh Maisuria 64 Burnside Drive, Burnage, M19 2LZ

Agent (if any): Mr DK Seddon Howard & Seddon ARIBA 64 Washway Road, Sale, M33 7RE

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 July 2021

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Date of site visit: 13 January 2021

Standard consultations:

Printed: 8 January 2021 Expired: 29 January 2021

Neighbour notifications

Printed: 8 January 2021 Expired: 29 January 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

Description of area

This planning application relates to an existing and distinctive brown brick building with a pan tile roof that is detached and currently vacant. Vehicular and pedestrian access to the site is currently gained via Errwood Road. The building is situated at the south-west junction of Errwood Road and Crompton Road. The northern (side elevation of the existing house is set back from the boundary the street and slightly forward of the front building line formed by houses on the southern side of Crompton Road). The principal elevation of the existing house has a more substantial set back the eastern boundary that responds to the forward building line of houses to the north of the site with frontage to Errwood Road. The existing house is surrounded by garden areas with a detached pitched roof garage adjacent to the southern site boundary. Levenshulme High School is located adjacent to the southern boundary of the site. The area to the immediate vicinity of the site, i.e., along Crompton Road and Errwood Road, comprises of 1930s 2-story houses. Quasi semi-detached houses are located at 1-7 Crompton Road.

The existing house has an 'L-shaped' configuration forming a principal elevation to Errwood Road with a curved ground floor bay and a ridge line running from east to west. The rear elevation comprises a hipped pitched roof at second floor level and single storey lean-to extension. A 2-storey element of the building projects from the southern side wall (and extends to mid-point along that elevation). The recess formed between this projecting element and the

principal elevation is partially in-filled by timber frame conservatory with a lean-to roof. The external elevation area characterised by a mix of rectangular windows of varying sizes and the pairing of ground and first floor windows to each side of a chimney breast with the northern elevation.

The proposed amendments relate to the following planning permission granted on 15 October 2019 and referenced: 124282/FO/2019 - Retention and alterations to existing dwelling and the erection of 1 no. new detached property and 2 no. semi-detached properties with associated car parking, garages, external landscaping and boundary treatments.



Fig. 1 – Views of the site from Errwood Road and Crompton Road

Description of development

The revised development would continue to comprise of the retention of the existing house and formation of 3 new houses configured in 4 plots.

- i. Plot 1 - Involves the retention of the existing 2-storey dwellinghouse with four bedrooms;
- ii. Plots 2 and 3 - Relates to the formation of a pair of 2-storey, 3-bedroom dwellinghouses that would follow the building line formed by the side elevation of the existing houses and houses on the southern side of Crompton Road.
- iii. Plot 4 - The proposed dwellinghouse would be positioned adjacent to the south - east corner of the application site, i.e., adjacent to the boundary with Levenshulme High School. It would form accommodation over 3 floors with four bedrooms.

The changes to the proposed layout are shown in Fig 1 and Fig 2.

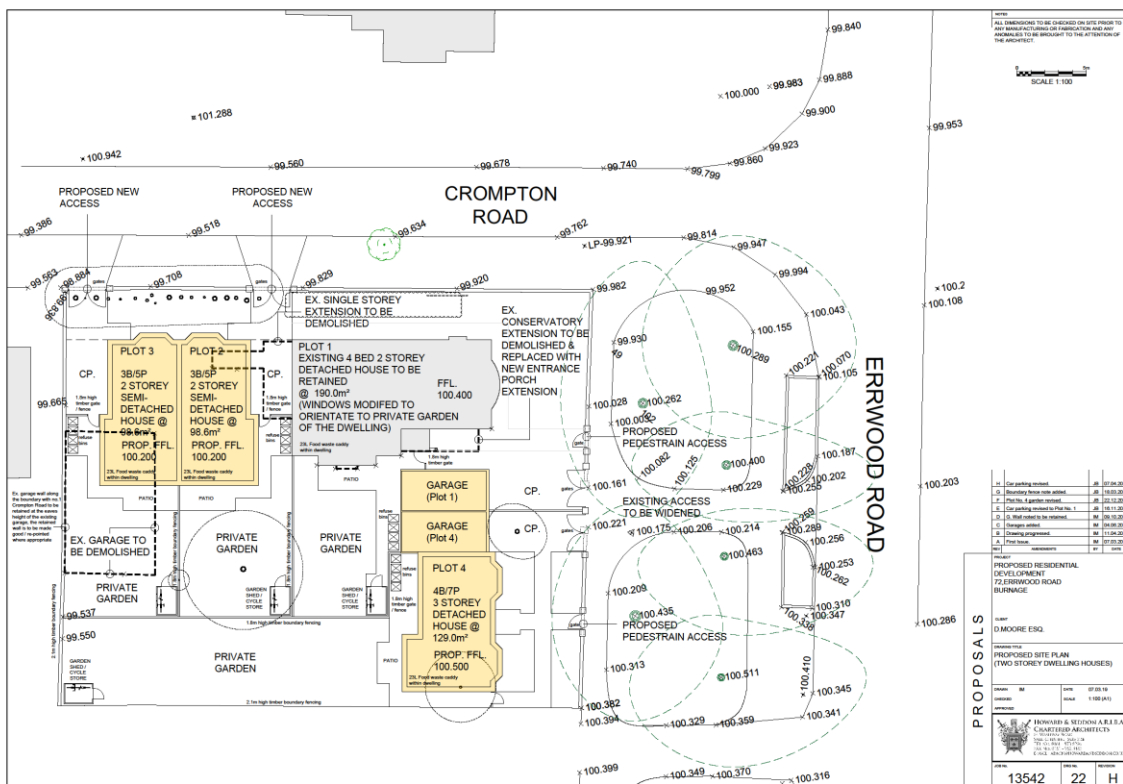
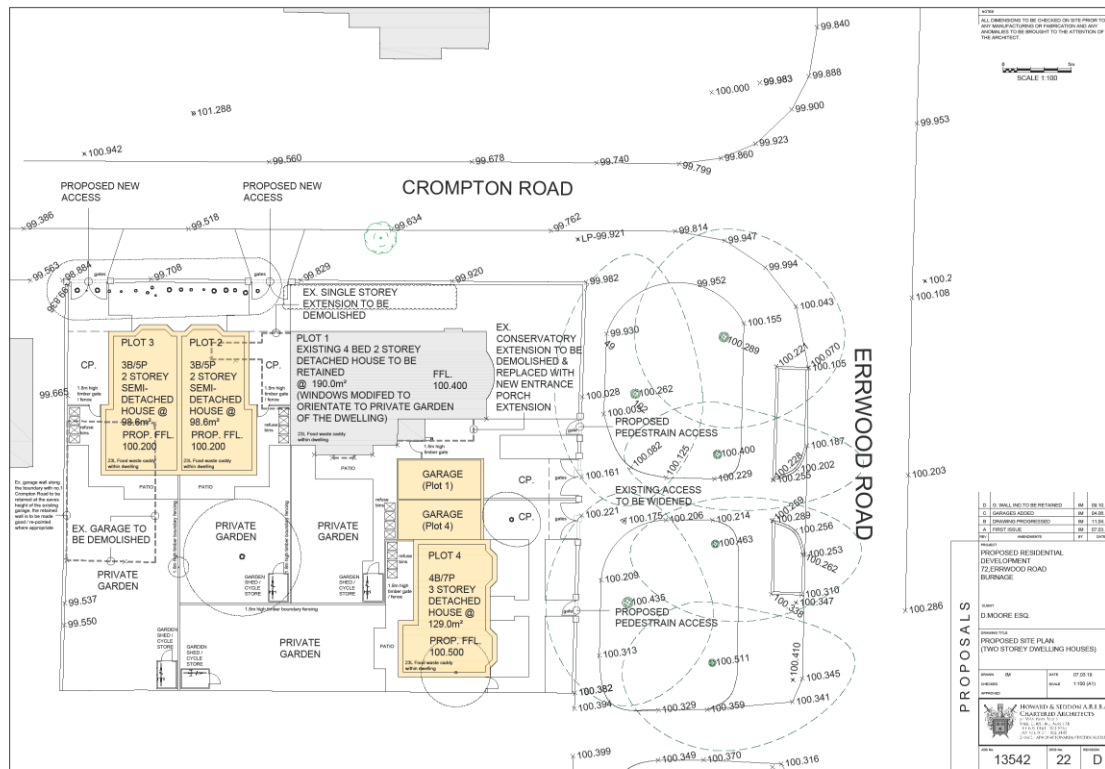


Fig.3 – Elevation approved under ref: 124282/FO/2019

The proposed changes involve:

- The reconfiguration of the rear garden areas to allow the formation of a larger garden area to Plot 4 and the provision of smaller but more usable and appropriately sized gardens to Plots 1, 2 and 3;
- Internal reconfiguration of the lounge and kitchen to Plot 4;
- Windows added to each roof plane of the dormer to Plot 4 and two windows to its rear roof plane.

The application has been amended to omit the previously proposed formation of an additional car parking space sited adjacent to the eastern elevations. This omission was required to ensure that the relationship of the building to the streetscene is not disrupted by the parking of a vehicle.



Fig. 4 – Revised elevations

The proposed changes involve:

- i. The reconfiguration of the rear garden areas to allow the formation of a larger garden area to Plot 4 and the provision of smaller but more usable and appropriately sized gardens to Plots 1, 2 and 3;
- ii. Internal reconfiguration of the lounge and kitchen to Plot 4;
- iii. Windows added to each roof plane of the dormer to Plot 4 and two windows to its rear roof plane.

The application has been amended to omit the previously proposed formation of an additional car parking space sited adjacent to the eastern elevations. This omission was required to ensure that the relationship of the building to the streetscene is not disrupted by the parking of a vehicle.

Consultations & Notification Responses

Local Residents – 2 emails have been received with the following comments:

i. One email raises regarding potential issues of overlooking and loss of privacy due to the position of new windows. This issue has been previously assessed as part of the consideration of the previous planning permission and the related condition to ensure that, where necessary, obscured glazing was installed and maintained. The orientation of the proposed windows would not affect neighbouring properties. The resident has been advised accordingly and no further comments have been received.

ii. Another nearby resident emailed and re-iterated previous representations that were addressed as part of the consideration of the authorised development relating to:

- Location of the new development;
- The need for the proposed type of housing;
- Impact of demolition and construction on public health, including noise and disturbance and reduced air quality;
- Traffic generation and highway safety;
- Loss of privacy.

The resident was advised of the scope of the amendments and the stated issues were addressed previously. In response further comments were made relating to position of new windows and the need to incorporate obscured glazing. As previously stated, it is not considered that window positions would impact on residential amenity.

Highway Services – No objection to the revised layout.

Flood Risk Management Team – A request has been made for the inclusion of the previously attached drainage condition.

Neighbourhood Team Leader (Arboriculture) – No objection subject to the inclusion of a previous condition relating to a management plan for the protection of trees during construction.

Greater Manchester Police (Design for Security) – No objection.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh

the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

It is considered that the development continues to accord positively to the following aspects of the NPPF:

- i. Chapter 5 Delivering a sufficient supply of homes
- ii. Chapter 8: Promoting healthy and safe communities
- iii. Chapter 9: Promoting sustainable transport
- iv. Chapter 11: Making effective use of land
- v. Chapter 12: Achieving well-designed places
- vi. Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The NPPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. It is considered that the development has been appropriately related to the following aspects of the PPG:

- i. Consultation and pre-decision matters
- ii. Design
- iii. Flood Risk Planning and Flood Risk
- iv. Health and well-being
- v. Land affected by contamination
- vi. Noise

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the 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 been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The development has previously considered to be satisfactorily related to the following policies:

Policy SP 1 (Spatial Principles) - It is considered that the revised development would continue to contribute positively to the formation of a sustainable community and it would contribute towards the supply of housing that might be available as family accommodation. It would also relate appropriately to the character of the local area by virtue of its siting, massing and potential intensity of occupation. Policy SP1 would therefore be positively responded to.

Policy EN1 (Design Principles and Strategic Character Areas) – It is considered that the proposed elevational and layout would have a marginal impact on the appearance of the development; which would continue to positively contribute to the character of the area and enhance the standard of residential accommodation in the locality. The formation of reasonably sized garden areas would be maintained. The development would therefore comply with policy EN1.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) - The development has the potential to accord with policies EN4 and EN8 through its detailed design and incorporation of the measures set out in the environmental standards statement.

Policy EN 14 (Flood Risk) - The development has been assessed and in it is considered that its implementation, in accordance with a suitable drainage scheme (delivered by the attached condition), would prevent an increased risk of flooding. Policy EN14 would thereby be complied with.

Policy EN15 (Biodiversity and Geological Conservation) - The applicant has indicated that the development would incorporate bat roost boxes and replacement tree planting would be incorporated into the development. The related condition has been re-attached to ensure policy EN15 would be accorded with.

Policy EN 16 (Air Quality) - An assessment of the submitted information has demonstrated that the development itself would not unduly impact on air quality and any impact during construction would be capable of being satisfactorily managed. A previous condition relating to the provision of electrical vehicle charging points has been included again. Policy EN16 would thereby be positively responded to.

Policy EN18 (Contaminated Land and Ground Stability) - The development was previously assessed with reference to a Desk Study and Geo-Environmental Assessment, which was assessed by the Contaminated Land Section whose recommendations indicated that identified issues are capable of resolution by the attachment of a contaminated land condition to secure compliance with policy EN18. The related condition has been re-attached.

Policy EN19 (Waste) - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. The sustainable waste management needs of the end user will be met.

Policy EN19 has been related to the proposed waste management arrangements, which are acceptable in terms of capacity, with issues relating to the transfer of waste containers to collection points. These details replicate the previous approval.

Policy H1 (Overall Housing Provision) - The quality of the reposed housing would encourage its sustained occupation and would therefore accord with policy H1.

Policy H 6 (South Manchester) - States that outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing. It is considered that the development would provide accommodation that would attract families and sustained occupation. It would also bring a house with the capability of accommodating families being brought back into active use.

Policy T1 (Sustainable transport) - In this case, the amended development incorporates sufficient in curtilage car parking and secure cycle storage to meet residents' requirements. It is not considered that the additional movement of vehicles would cause undue disturbance or be unduly harmful to residential amenity. Policy T1 would therefore be accorded with.

Policy T2 (Accessible areas of opportunity and need) - The site can be accessed by local transport and local services can also be accessed by pedestrians and cyclists. The provision of

cycle storage would also encourage alternative to car usage. Policy T2 would thereby be accorded with.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area;
- c. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- d. Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;
- g. Adequacy of internal accommodation and external amenity space;
- h. Refuse storage and collection.

Policy DM1 points a - h (inclusive) have been related to the assessment of the proposals with regard to its potential impact on residential amenity and the contextual relationship of the new housing to the local built environment. It is considered that, for the reasons set out in this report, the above points have been responded to satisfactorily, including crime reduction and security, accessibility and waste storage.

Unitary Development Plan (Saved UDP) Policies -The following Unitary Development Plan saved policies are also considered to be relevant:

Policy DC7 (New Housing Development) - States that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. Policy DC7 also requires that a satisfactory quality of development is achieved. In this case the layout of the proposed apartments would attain satisfactory access arrangements.

Policy DC26 (Development and noise) - The following elements of policy DC26 are considered to be relevant:

Policy DC26.1 - Has been related to the proposals contribution to the local noise environment and how existing noise sources, including noise from neighbouring industrial / commercial uses, may impact on the proposed housing.

Policy DC26 has been related to the assessment of the development. It is considered that the noise generated by the development would be consistent with the levels of activity generated by existing houses on Crompton Road and would therefore be appropriately related to the character of the area. This conclusion has not been affected by the revisions to the development. A condition has been again included to ensure insulation against noise to the proposed houses from noise from Errwood Road. On this basis, policy DC26 would continue to be complied with.

Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance - The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

The following paragraphs are of particular relevance:

- i. Section 2 Design;
- ii. Section 3 Accessibility - Highlights the importance of ensuring that new development is inclusively designed and accessible to all;
- iii. Section 4 Environmental Standards;
- iv. Section 6 Parking Guidelines;
- v. Section 7 Housing Density and Mix;
- vi. Section 8 Community Safety and Crime Prevention;
- vii. Section 10 Internal Design Principles and the Provision of Space within Housing.

For the reasons set out below, it is considered the development would continue to respond positively to the above guidance, particularly with regard to its design and relationship to the surrounding neighbourhood.

Manchester Residential Quality Guidance (MRQG) - Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester. It was approved by the Executive at its meeting on 14 December 2016. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management. It is considered that the revised development would maintain a housing layout with appropriate standards of internal space. It is also considered that the quality of the proposed design would contribute to the character of the local area and the quality of the supply of local housing. The MRQG would thereby be positively responded to.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application.

In this case, 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. Discussions have been undertaken to ensure the appropriate positioning of car parking space to Plot 1 and clarification of the detail of new window openings and doorway alterations. The submission of these additional details has allowed the assessment of the development without the need for further negotiation.

Principle of the development – Planning permission ref: 124282/FO/2019 established the principle of the development, which remains acceptable as its composition and magnitude would be unaffected.

Conditions – For the avoidance of doubt superseded drawing numbers have been amended in relation to conditions ref: 8, 10, 12, 13, 14, 16, 17, 18 and 22. These amendments are considered to be appropriate as the detail of revised drawings do not affect or require a variation to the related details. The implementation of the requirements of the conditions would not therefore, be affected by the amended drawings.

Residential amenity – It is considered that the amenities to the development would maintained the satisfactory relationship of the development to surrounding context. The siting and configuration of the authorised houses would not be affected by the amendments and the reconfigured garden areas would be appropriate. Previous conditions would be re-attached, including a condition relating to the provision of obscured glazing. It is not considered that the alterations to the patio doorways or position of the new windows within the roofscape would impact upon residential amenity. The relationship of the development to the residential context would continue to be acceptable.

Permitted development – The revised development has been related to a condition to limit what otherwise might be permitted development. This includes the following measures:

- i. The houses (new and existing) shall only be used for as dwellinghouse (Class C3);
- ii. The new houses (plots 2, 3 and 4) would be conditioned to remove the usual permitted development rights allowing:
 - a. Allowing the construction of garages, extensions, porches or outbuildings shall be erected other than those expressly authorised by this permission;
 - b. The insertion of windows other than those shown on the approved drawings referenced.

Siting – The siting of proposed houses would not be affected by the revised details. The amendments to the garden layout would achieve a more coherent relationship to individual houses and an appropriate relationship to the streetscene and neighbouring houses and school would be maintained.

Height, scale and massing – The height and composition of the proposed house would not be affected by the amendments.

Design – It is considered that the design and appearance of the development would not be affected by the amendments. A condition has been included to ensure the approval of final materials detailing. Notwithstanding the above sufficient details has been previously provided to give assurance that appropriate materials would be utilised in the delivery of the development.

Residential space standards – The proposed amendments would not affect the layout of the individual houses and a satisfactory quality of accommodation would be secured. The development would positively contribute to the supply of larger homes in the city.

Accessibility – The amendments would not affect the delivery of inclusive access. For the avoidance of doubt and to ensure that the development relates to the details of the submitted design ad access statement, a condition has been again included to ensure that a level threshold to the main entrance and to rear patio doors to each house is provided.

Crime and Security – The development would not present new issues requiring a further assessment of crime reduction and security. The revised amendments would not significantly affect the relationship of the development to the surrounding context. Moreover, the revised layout of the garden areas would improve natural surveillance. Arrangements for appropriate boundary treatments would be secured by conditions. The comments of GMP Police regarding the specification of security measures have been related to the development through an informative. In the light of the above, it is considered that the development would respond positively to crime reduction and incorporating satisfactory security measures.

Boundary treatment – A condition has been re-attached to ensure confirmation and implementation of final details of the garden boundary treatment and the provision of fencing to the southern boundary. The streetscene boundary treatment is considered to be acceptable and the implementation of these details has been conditioned.

Responding to climate change through sustainable design - The applicant has submitted an environmental standards statement. It demonstrates that, through the application of current construction techniques and implementation of specified insulation, heating and windows design, the proposed building has the potential to secure satisfactorily managed carbon emissions. These details have been supplemented by a landscaping scheme, which would potentially facilitate drainage from hard surfacing to grassed areas, along with shrub, hedgerow and tree planting, which represent positive measures to aid drainage, reduce carbon emissions and improve air quality. The implementation of the above measures is related to the development through the re-attached condition.

Car parking and highways issues -. A construction management plan condition would again be attached to the development. The proposed ratio of car parking spaces, configuration and arrangement has been assessed and is considered to be acceptable. The omission of the car parking space would allow the retention of previously approved car parking, i.e. one garage space and one space on the driveway. The revision to the car parking arrangement to Plot 1 was made on urban design grounds rather than highways safety. The comments of Highways confirm the acceptability of car parking arrangements, and would not be affected by this amendment.

Cycle storage - The development would retain cycle storage sheds in individual rear garden areas. The implementation of these details would be secured through the attached related condition.

Ecology - The ecological impact of the development has been previously assessed and any impact would be capable of being addressed through the implementation of the recommendations of the related report and the included conditions to ensure the delivery of the mitigation measures requested by GM Ecology Unit. The previous condition has been re-attached.

Demolition and construction management plan (CMP) - The previous condition relating to the implementation of a demolition and construction management plan has been re-attached.

Tree retention and landscaping – Previously approved tree removal has been implemented, involving the removal of:

- i. 3 trees (Cherry (T1 front garden), Ash (T2 southern boundary) and Juniper (T3 rear garden));
- ii. 2 x Cherry trees;
- iii. Group of Lawson Cypress trees (northern boundary);
- iv. Area of mixed fruit, willow and ornamental trees and shrubs (rear garden);
- v. Sections of privet hedges to the northern and southern boundary.

It remains the case that, beyond the site boundaries, the streetscene benefits from mature tree provision particularly along Errwood Road. The quality of the removed trees was not considered to be significant. The previously approved landscaping scheme has been very marginally affected by the revision, through the revised configuration of garden areas. The appropriate setting of Plot 1 would be maintained through the omission of the previously proposed car parking space. The landscaping proposals would be delivered by condition.

Air quality – The previously assessed air quality report, which:

- i. Confirmed that existing air quality would not be significantly affected by the development;

ii. Responded to the Greater Manchester Air Quality Action Plan, through the provision of an electric vehicle (EV) charging point would be provided is required for each allocated parking space as measure to reduce potential harm to air quality.

A condition has been included to ensure that the EV charging point proposed by the applicant is implemented and subsequently maintained as part of the revised development.

Waste management – Previously approved arrangements have been replicated and related to the revised development by condition.

Land conditions - The previously agreed condition to address historic land contamination has been re-attached.

Flood Risk and site drainage - These issues are capable of being addressed through the condition originally recommended by the Flood Risk Management Team, which shall be attached to the development.

Conclusion - It is considered that the proposed development would positively contribute to local housing supply and would thereby be positively related to both City Council and national planning policy. The proposed architectural design has been satisfactorily related to the character and style of residential development of the area and would not be affected by the proposed amendments. Subject to the implementation of satisfactory boundary details the proposed development would be appropriately related to the neighbouring school. As a satisfactory density of development has been proposed, its occupation would not unduly impact upon residential amenity. The proposed development would thereby be acceptable.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Discussions have been undertaken to ensure the appropriate positioning of car parking space to Plot 1 and clarification of the detail of new window openings and doorway alterations. The submission of

these additional details has allowed the assessment of the development without the need for further negotiation.

Condition(s) to be attached to decision for approval

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 stamped as received by the local planning authority on 22 July 2019, 27 September 2019, 9 October 2019, 12 March 2021 and 15 April 2021:

Planning application forms

Existing site plan Ref: 13542/05 Rev B

Location plan Ref: 13542/10 Rev A

Proposed construction site management plan Ref: 13,542/11 Rev F

Proposed demolition plan Ref: 13,542/12 Rev D

Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H

Proposed floor plans & elevations (Plots 2,3 & 4) Ref: 13542/23 Rev C

Proposed gate and railings to Errwood Road and Crompton Road Ref: 13542/24 Rev A

Existing and proposed streetscene Ref: 13542/25 Rev A

Existing plans and elevations Ref: 13542/26 Rev A

Proposed plans and elevations Ref: 13542/27 Rev B

Design and Access Statement by Howard and Seddon dated July 2019 13,542/D&A-Rev B

Construction Management Plan by Howard and Seddon Ref: 13,542/CMP- Rev D

Tree protection plan (Demolition) CW/9197-P-TP-DEM_1

Tree protection plan (Construction) CW/9197-P-TP-CON_1

Tree survey schedule CW/9197-SS-4 Updated 8 October 2019

Landscape General Arrangement Plan Ref: PR/19/DM02/GA/01 Rev C (as amended by drawing ref: Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H omitting one car parking space adjacent to the eastern elevation of Plot 1).

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.

3) Before the commencement of above ground construction works, 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 be fully implemented in accordance with the approved details, which shall be retained in situ thereafter.

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 for the City of Manchester.

4) 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 for the City of Manchester.

5) The development shall be in accordance with the submitted construction management planning comprising the following documents ref: Proposed construction site management plan Ref: 13,542/11 Rev F; Proposed demolition plan Ref: 13,542/12 Rev D and Construction Management Plan by Howard and Seddon Ref: 13,542/CMP- Rev D, which shall remain in situ throughout the construction period. Construction vehicles arriving at and departing from the site shall be subject to the stewarding arrangements set out in page 2 of the authorised Construction Management Plan throughout the construction period.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester, Saved policy DC26 of the Unitary Development Plan and the guidance contained within the National Planning Policy Framework.

6) Before the commencement of the construction works associated with authorised development, the tree protection measures set out in the following drawings and documents shall be implemented in full:

Tree protection plan (Demolition) CW/9197-P-TP-DEM_1
Tree protection plan (Construction) CW/9197-P-TP-CON_1
Tree survey schedule CW/9197-SS-4 Updated 8 October 2019

The implementation tree protection measures shall be 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 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 for the City of Manchester.

7) The authorised development shall be fully implemented in accordance with the submitted Air Quality Assessment for 72 Errwood Road dated 15 February 2018 Ref: 102038 by Miller Goodall Ltd, including the provision of electric vehicle charging points, which shall be installed prior to the occupation of the authorised housing and maintained in situ thereafter.

Reason - In the interests of residential amenity pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

8) Following the demolition of the detached garage, the retained western boundary wall shall be reinstated to the height and specifications as set out in drawings ref: Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H, including the undertaking of any reconstruction using matching materials, which shall be maintained in situ thereafter.

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

9) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Errwood Road and other nearby noise sources shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Upon completion of the development and before first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria has 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 internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

10) The development is to be undertaken in accordance with the waste management strategy comprising drawings referenced: Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H and waste management proforma dated 22 July 2019. The agreed arrangements shall be implemented in full prior to the first occupation of the authorised houses and maintained in situ thereafter.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

11) 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) none of the dwellinghouses comprising 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 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 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.

12) 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 in relation to Plots 2, 3 and 4 as shown on drawing ref: - Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H and Proposed floor plans & elevations (Plots 2,3 & 4) Ref: 13542/23 Rev C and Proposed plans and elevations Ref: 13542/27 Rev B.

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

13) 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 hereby approved other than those shown on the approved drawings referenced: Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H, Proposed floor plans & elevations (Plots 2,3 & 4) Ref: 13542/23 Rev C and Proposed plans and elevations Ref: 13542/27 Rev B in relation to Plots 2, 3 and 4.

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

14) Before first occupation of the authorised dwellinghouses, the following windows as so indicated on the approved drawings ref: Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev D, Proposed floor plans & elevations (Plots 2,3 & 4) Ref: 13542/23 Rev H and Proposed plans and elevations Ref: 13542/27 Rev C shall be obscurely 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:

Plot 2 and 3 - Hallway (ground floor), first floor landing windows to the respective eastern and western elevations and all WC and shower room windows;

Plot 4 - Ground floor WC windows and first floor bathroom windows and landing windows to the western elevation.

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.

15) Before the occupation of the authorised dwellinghouses (Plots 2, 3 and 4), full details and specification of all off-site highways works, including footpath reinstatement to Errwood Road and Crompton Road together with a timescale for their implementation shall be submitted to the City Council as local planning authority. The required works shall be fully implemented prior to the first occupation of any part of the development.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

16) Before the occupation of the authorised dwellinghouses (Plots 2, 3 and 4), car parking areas shown on drawing: Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H 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.

17) Before the occupation of the authorised dwellinghouses (Plots 2, 3 and 4) hereby approved, drawings detailing the appearance of the garden shed / cycle store to each plot as shown on drawing ref: Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H, Proposed floor plans & elevations (Plots 2,3 & 4) Ref: 13542/23 Rev C and Proposed plans and elevations Ref: 13542/27 Rev B shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented in full prior to the occupation of the authorised houses and maintained in situ thereafter.

Reason - In the interest of residential amenity and to ensure the provision of cycle storage to thereby encourage the use of sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

18) Notwithstanding the detail of drawings referenced Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H, Proposed floor plans & elevations (Plots 2,3 & 4) Ref: 13542/23 Rev D, Proposed plans and elevations Ref: 13542/27 Rev B and Proposed gate and railings to Errwood Road and Crompton Road Ref: 13542/24 Rev A, before the occupation of the authorised houses, a scheme shall be submitted and approved in writing by the City Council as local planning authority relating to the siting, height appearance and specification of fencing along the southern and western site boundaries. The development shall be fully implemented in accordance with the approved scheme prior to the occupation of the approved house and maintained in situ thereafter.

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

19) Before the occupation of the authorised dwellinghouses the boundary walls, railings and brick walls to Errwood Road and Crompton Road shall be implemented in accordance with the details of the following drawing: Proposed gate and railings to Errwood Road and Crompton Road Ref: 13542/24 Rev A and maintained in situ thereafter.

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

20) Notwithstanding the detail the Design and Access Statement ref 13,542/D&A-Rev B (page 5) and for the avoidance of doubt, upon occupation all doorways to the authorised houses (Plots 2, 3 and 4) shall achieve minimum external door clearance of 850 mm and internal door clearance of 800 mm, which shall be maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure inclusive access pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

21) Notwithstanding the detail the Design and Access Statement ref 13,542/D&A-Rev B (page 5) and for the avoidance of doubt, upon occupation all doorways to the main entrances and patio doors authorised houses (Plots 2, 3 and 4) shall achieve level thresholds, which shall be maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure inclusive access pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

22) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing ref: Landscape General Arrangement Plan Ref: PR/19/DM02/GA/01 Rev C (as amended by drawing ref: Proposed site plan (Two Storey dwellinghouses) Ref: 13542/22 Rev H omitting car parking spaces adjacent to the eastern elevation of Plot 1), shall be implemented not later than 12 months from the date of commencement of works. 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.

23) 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.

24) The development hereby approved shall be fully implemented in accordance with document referenced: Bat & Breeding Bird Survey Including Dusk Survey Results by Tyrer Ecological Consultants Ltd, Issued : 14th September 2018 and received 22 July 2019, including its recommendations for the installation of bat and bird boxes that shall be implemented upon occupation of the authorised houses and maintained in situ thereafter.

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

25) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles 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, which shall remain in situ thereafter.

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 for the City of Manchester.

Informatives

1) The required drainage scheme shall also include:

- a. Surface water drainage layout including discharge points, proposed attenuation and proposed overland flow routes for extreme events (up to a 1 in 100 year including climate change allowance);
- b. Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within the Conurbation Core Critical Drainage Area;
- c. Hydraulic calculations to support the drainage proposal;
- d. Details of how the scheme shall be maintained and managed after completion.

2) The proposed development should be designed and constructed to Secured by Design standards including laminated glazing; security-certified windows and doors (please see www.designforsecurity.org/secured-by-design/ or www.securedbydesign.com for more information). Developments that are built to this standard are less likely to be susceptible to crime.

3) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

4) The applicant should be advised that any requirements for licensing, hoarding / scaffolding 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).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police

The Energy Box, Levenshulme High School, Crossley Road, Levenshulme, M19 1FS
8 Crompton Road, Manchester, M19 2GH
6 Crompton Road, Manchester, M19 2GH
10 Crompton Road, Manchester, M19 2GH
70 Errwood Road, Manchester, M19 2QH
66 Errwood Road, Manchester, M19 2QH
School Bungalow, Crossley Road, Manchester, M19 1FS
5 Crompton Road, Manchester, M19 2QJ
1 Crompton Road, Manchester, M19 2QJ
68 Errwood Road, Manchester, M19 2QH
Levenshulme High School For Girls, Crossley Road, Manchester, M19 1FS

9 Crompton Road, Manchester, M19 2QJ
7 Crompton Road, Manchester, M19 2QJ
3 Crompton Road, Manchester, M19 2QJ
11 Crompton Road, Manchester, M19 2QJ
64 Errwood Road, Manchester, M19 2QH
4 Crompton Road, Manchester, M19 2GH
2 Crompton Road, Manchester, M19 2GH
12 Crompton Road, Manchester, M19 2GH

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 Zone - All Exceeding 90M
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH2